

2023-003936STR - 499 ALABAMA ST

Menu Reports Help

File Date: 05/01/2023

Application Detail: Detail

Application Type: Short Term Rentals (STR)

Address: 499 ALABAMA ST, 94110

Owner Name:

Owner Address:

Application Name: 499 ALABAMA ST

Description of Work: 499 Alabama St. #123 San Francisco, CA 94110 parcel: 3969001 block: 3969 Lot: 001

Application Status: Closed - Disapproved

Parcel No: 3969001

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	Brian Gogglin		Applicant	Tenant	499 Alabama St...	Active
	Brian Gogglin		Billing Contact	Tenant	499 Alabama St...	Active

Job Value: \$0.00

Total Fee Assessed: \$0.00

Total Fee Invoiced: \$0.00

Balance: \$0.00

Custom Fields:	PLN_STR Compliance			
	RH1-D	Illegal Unit (full kitchen)	Owns 2-unit building	
	Frequent Flyer	Illegal Unit (no stove)	Owns 3-unit building	PLN_STR Compliance
	Full-Time Rental	Not Legally Habitable	Merged Multiple Units	
	Noise	Renting Multiple Properties	Other	
	Un-authorized Dwelling Unit	Not Permanent Resident	Other Description	
	DBI Complaint			

PLN_STR

GENERAL INFORMATION

Submission Source	Tenure	Length of City Residency in Years	Added Months in C
ACA	Rent	-	-
Is Applicant the Primary Contact	Monthly Payment or Rent	Registration Number	OSTR UID
	1800	-	-
Business Account Number	How Applicant Will Provide Liability Insurance		
0414030	I have liability insurance for at least \$500,000.		
Rejection Reasons			
REJECT01	REJECT07	REJECT13	ERROR19
REJECT02	REJECT08	REJECT14	REJECT20
REJECT03	REJECT09	REJECT15	REJECT21
REJECT04	REJECT10	REJECT16	REJECT22
REJECT05	REJECT11	ERROR17	
REJECT06	REJECT12	ERROR18	

UNIT INFORMATION

Move-In Date		
11/10/2011		
Guest Maximum When Present	Length or Residency in Unit in Years	Added Months in Unit
-	-	-
Bedrooms	Rent Controlled	
2		

RENTAL INFORMATION

Renting with Applicant Present	Nights Per Year When Present	Guest Maximum When Not Present
√	-	-
Renting Entire Unit	Nights Per Year Entire Unit	
	-	

Renting by Both Means	Nights Per Year When Not Present Part Time	
Nights Per Year When Present Part Time	Number of Rooms Rented When Present	Eligible Re
Number of Rooms Rented When Not Present	Registration Start Date	New Applic

SUBMITTAL CHECKLIST

Driver License	Vehicle Insurance
State ID Card	Voter Registration
Homeowner Tax Exemption	Vehicle Registration
Utility Bill	Liability Insurance
Lease	
Other Forms of Residency	Description of Other Forms of Residency

HOSTING PLATFORMS

Service Name	Other Service Name	Listing ID	Web Address	Host ID	Submission ID
Airbnb.com			https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGoZPUa6pzEOJ		

DEPOSIT

Receipt # Deposit Date

QUARTERLY REPORT OF STAYS

Type of Stay Reporting Period Reporting Year (Number) Check In Date Check Out Date Service Name Other Service Name Listing ID

PLN_STR_Screendoor

Fields from Screendoor PLN_STR_Screendoor

Submission ID

View on Screendoor

View Link for Applicant

Payment Received? Proof of Payment or FIS Transaction ID

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake		Application ...	12/07/2023	Dario Jones
	Assignment	Dario Jones	Planner Star...	12/07/2023	Dario Jones
	Analysis		Analysis Com...	12/08/2023	Dario Jones
	On Hold				
	Completion Processing		Closed - Dis...	12/08/2023	Dario Jones

Adhoc Task Status:	Task	Assigned To	Status	Status Date	Action By
	PLN Post-Completion Re...		Under Review	12/27/2023	Dario Jones

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

2023-003936STR - 499 ALABAMA ST

Menu Save Reset Time Accounting Summary View Log Reports Help

Record #

2023-003936STR

Opened Date *

05/01/2023

Status

Closed - Disappr

Record Type

Planning/Applications/General/STF

Application Name *

499 ALABAMA ST

Construction Cost

0.00

Description *

499 Alabama St.
#123
San Francisco, CA
94110

check spelling

Total Invoiced

0.00

Total Paid

0.00

Balance

0.00

Assigned to Department

Current Department *

CP Short Term Rental

Assigned to Staff *

Current User

Dario Jones

Closed Date

12/08/2023

System ID

23CAP-00000-004GX

Total Job Cost

CA Gov't Code 7927.700

California

USA

DRIVER LICENSE



DL



CLASS CM1

EXP 02/06/2028

END NONE

LN GOGGIN

FN BRIAN JOHN

499 ALABAMA ST 123
SAN FRANCISCO, CA 94110

DOB



RESTR NONE

DONOR

SEX



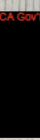
HAIR



HGT



WGT



EYES



DD 07/15/2022599RB/CCFD/28

ISS 04/05/2023

02061966

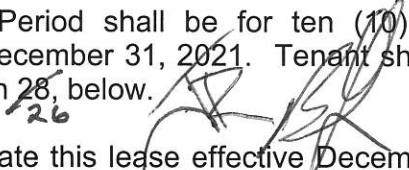


LEASE
BETWEEN
PROJECT ARTAUD CORPORATION
AND
BRIAN GOGGIN

1. PREMISES.

Project Artaud Corporation ("Landlord" or "Project Artaud" as the context may require) hereby leases to Brian Goggin ("Tenant") that real property located in the City and County of San Francisco, California, described as: 499 Alabama Street, # 123, San Francisco, California ("premises"). Landlord and Tenant agree that the premises specified consist of an open work studio, bathroom and kitchen area, and other space, comprising a rentable area described and depicted in the attached Exhibit A and any subsequent addendum, as more specifically described below.

2. TERM.

2.1 Lease Period. The initial Lease Period shall be for ten (10) years, commencing October 1, 2011, and terminating December 31, 2021. Tenant shall also have the option to renew, as set forth in Paragraph 28, below. 

2.2 Early termination. Tenant may terminate this lease effective December 31, 2013, prior to expiration of the full initial Lease Period, upon fulfillment of the following express conditions precedent:

(a) Tenant shall have given prior written notice to Landlord to be received no later than June 1, 2013, of its intent to terminate the lease on December 31, 2013 ("notice of early termination").

(b) Tenant shall be in good standing under this lease and shall keep all obligations current through the early termination of the lease; and, in the event of Early Termination, Tenant shall perform all covenants and remain liable under this lease for all obligations up to and including December 31, 2013.

(c) Landlord will have the right to advertise and show the premises to prospective future tenants during the seven (7) month period between the notice of early termination and the termination of the lease.

3. USE.

3.1 General permitted uses. Tenant shall use the premises as a live-work studio for the design and fabrication of art work and related uses. The premises shall not be altered to change its live-work studio status.

3.2 Non-membership use. It is understood and agreed that while Brian Goggin is a member of Project Artaud under his residential live-work studio, this lease is not

deemed to be a lease to a member. Notwithstanding anything to the contrary, therefore, this lease and Lessee's occupancy of the premises are deemed to be a non-member lease and non-member use of the premises.

4. MONTHLY LEASE PAYMENT; SECURITY DEPOSIT.

4.1 Rent.

For the period from the inception of the initial term through December 31, 2011, no rent will be due to Landlord, because Tenant will be performing its build-out of the premises. Commencing the January 1, 2012, and for each month thereafter, Tenant agrees to pay Landlord rent in the amounts provided in this section. The amount of the monthly rent is the sum of the following charges: a square footage charge (described in subsection A below), a metered electrical charge (described in subsection B below), a metered gas charge (described in subsection C below), and a per-person utilities charge (described in subsection D) below. Rent is due and payable monthly in advance the first (1st) day of each calendar month and shall be delivered directly to Landlord at the following address: Project Artaud Corporation Office, 499 Alabama Street, San Francisco, California 94110, or mailed to PO Box 411606, San Francisco, California 94141.

In the event that rent is not paid within 15 days of the date it is due, Tenant further agrees to pay the Project Artaud standard late fee (currently \$35) plus an amount equal to 1.5% of the outstanding balance due per month. The parties agree that it is difficult and impracticable to estimate the damages suffered by Landlord as a result of late payment of rent. Accordingly, late fees charged under this lease are liquidated damages and not a penalty, which are agreed to be reasonable under the circumstances. If any check given by Tenant should be dishonored, Tenant agrees to pay a fee equal to the amount of all service charges charged to Landlord by its bank.

A. Square Footage Charges. Tenant agrees to pay square footage charges as rent under this lease as follows:

(1) Initial rate. The square footage charge for the first year of the term will be \$0.85 per square foot per month.

(2) Annual increase. Commencing January 1, 2013, and each January 1 thereafter, the square footage charge will increase annually in an amount equal to two percent (2%) per year over the prior year's square footage charge. The schedule of increased square footage charges has been attached as Exhibit C.

B. Electrical Meter Charge. As an additional component of the monthly rent, Tenant shall pay for the use of its currently metered electricity based upon the average unit rate paid by Landlord.

C. Gas. Tenant has the right, but not the obligation, to install separately sub-metered gas service to the premises and the right, but not the obligation, to install a gas

heating system. Tenant will pay its own charges for gas service, and Landlord has no obligation to furnish gas service to the premises.

D. Per-Person Utilities. Commencing January 1, 2012, Tenant agrees to pay for common area and shared utilities such as hallway lighting, landscape watering, common-space electricity charges, rubbish collection, and un-metered water. The amount of Tenant's monthly "per-person" utilities shall be calculated at two (2) times the building-wide "per-person" utilities rate, which is \$61.00 per month per person as of the date of signing of this lease, and which can change as properly and generally approved and applicable to space-holders, with 30 days notice. Initially, Tenant will pay \$122.00 per month for "per-person" utilities. No utilities will be charged to Tenant for the period from the inception of the initial lease term through December 31, 2011.

4.2 SECURITY DEPOSIT

Prior to taking possession of the premises, Tenant agrees to pay Landlord the sum of \$2,220.00 as security for performance of any and all of Tenant's obligations under this lease. If Tenant defaults or otherwise breaches the terms of this lease, Landlord may resort to the security deposit to cure the default as provided by law. In such case, Tenant agrees to restore the security deposit to \$2,220.00 upon Landlord's request. Landlord's use of the security deposit shall not exclude or prohibit Landlord from seeking additional damages against Tenant, as allowed by law. Upon termination of the lease, Landlord may resort to such security to reimburse Landlord for damage to the premises, cleaning upon termination of the lease, and to remedy breaches for failure to pay rent or other charges under this lease. Provided that Tenant is and has been continuously in good standing under this lease at the conclusion of the first year of the term, Landlord will refund one half of the security deposit (\$1,100.00) to Tenant at the conclusion of the first year of the term.

5. BUILDING RULES.

5.1 General provisions. The premises are a portion of a mixed-used building that includes the live/work studios of between 80 and 100 members as well as several other performance venues. Tenant shall not operate its business or use the premises in such a manner as to constitute a nuisance or substantially interfere with the comfort, safety, or quiet enjoyment of Landlord or any of its members.

5.2 Tenant sound levels. See Exhibit B.

5.3 Security. At no time will Landlord be responsible to provide security for the premises. Tenant will be liable for and will provide any and all reasonable security during any event when the premises are open to the general public. Landlord will furnish Tenant with two (2) sets of keys to the gates and outside building access doors to the premises. Tenant may not (and shall not) duplicate any of the sets of keys but may obtain additional copies from Landlord, at Tenant's expense, as reasonably required by Tenant. The installation of any additional locks to the premises entrance and any electronic security, such as alarms or security cameras, shall be within Tenant's discretion and shall be Tenant's financial responsibility, if installed.

Tenant will cooperate with the constant need to maintain building and parking lot security. Users of the space will not block open access gates, Landlord intends to install an electric lock release at the parking lot pedestrian gate which will be opened by a keypad code. If Tenant desires an intercom and remote release from inside the space, Tenant will coordinate with Landlord to install appropriate devices at its expense.

5.4 Non-responsibility for damages; disclaimer by Landlord. Except as otherwise set forth herein, Landlord has no responsibility for and hereby disclaims any and all liability for any loss or damage to the premises, their contents, any improvements in the premises, and personal property or fixtures of Tenant from any cause whatsoever, save for the negligence of Landlord, Landlord's agents, employees, or authorized representatives.

5.5 Common area usage.

(a) Tenant shall not permit any student, employees, guest, or invitee, to use the common hallways, courtyard or areas of Landlord during any event or activity open to the public without the prior express written consent of Landlord. Tenant and his staff may use common area hallways and courtyard. In case of such usage, no doorway shall remain open or ajar. Tenant, its employees, students, guests, and invitees may not congregate in the common areas. Further, without limiting the foregoing, no portion of any common area, including hallways, may be used at any time for the storage of any property (whether or not such storage is intended to be "temporary"), the temporary storage or set-up of any materials, equipment, or debris.

(b) Tenant, its employees, and guests may use the common areas, including hallways, courtyard, elevators, and the Annex roof, for the purpose of conducting necessary business under the same terms and conditions as apply to members of Project Artaud and as stated in the Project Artaud House Rules. Exceptions of use are PAC member bathrooms, laundry facilities, and roof garden. Landlord agrees to provide Tenant a copy of the current House Rules.

5.6 Water damage. Tenant is solely responsible for the costs of repair, replacement of damaged property, maintenance, and clean up caused by the spillage or flow of water or other liquids inside the premises that results from Tenant's negligence. Also, Tenant will not be liable for the costs of repairs to the plumbing caused by a break in a pipe or sewer service which originates outside of the premises and which break was not caused by the negligence, in whole or part, of Tenant.

5.7 Exterior cleanliness. At all times, Tenant will clean and maintain the entrance. At all times, Tenant will clean up any debris or mess left in the common areas by Tenant, its employees, and guests.

5.8 Tenant's Quiet Enjoyment. Landlord agrees to use its best efforts to prevent any interference with Tenant's use of the studio during any event, including a limitation on Project Artaud members hosting parties or events of their own where the

noise levels of such events interfere or adversely affect any event hosted by Tenant. For the purposes of this lease, prohibited noise levels are defined in Exhibit B.

6. CURFEW.

Activity in the studio will take into account good neighbor policy with regard to sound between midnight and 8 a.m.

7. TENANT LIAISONS, PROBLEM RESOLUTION

7.1 Designation of Liaisons. Tenant shall provide Landlord with the names and contact information for two (2) persons to contact in case of an emergency or to report any problems affecting the lease property (referenced as "Tenant Liaisons").

7.2 Problem Resolution.

A. Immediate action items.

If the problem concerns sound levels, then the affected liaisons may contact either the Project Artaud office for member sound levels or the other liaisons for Studio 150, the adjacent tenant. Tenant Liaisons or Tenant shall provide access to the necessary areas of the premises to measure the existing sound levels to determine if the levels exceed the permitted limitations. If so, then the liaisons will instruct the appropriate persons to lower levels to accepted limitations or advise persons making noise to be quieter, or, in the case of Project Artaud noise during a scheduled event, to reduce the noise to an acceptable level.

If the problem concerns the congregating of Tenant's students, guests, or employees in the common areas, then the liaisons or Tenant's employees shall notify those persons that they are outside a permitted area and have them return to the premises.

B. Non-immediate items. If the problem or issue does not require immediate attention, then the liaisons will make reports to Landlord, Tenant, or both as the case may be. Designated, authorized representatives of Landlord and Tenant will then communicate with one another to resolve the problem. Further, if Tenant has any problems with Landlord or particular members of Project Artaud (such as rudeness to Tenant's employees and guests, loud events in close proximity to the premises), Tenant shall provide a written notice to the Management Liaisons and Project Artaud's Board of Directors. Landlord will respond in writing and with appropriate action. Further, Tenant's Liaison shall have the right, upon one (1) week's prior notice, to place any problem as an agenda item during a regularly scheduled Project Artaud Board meeting to air any grievance and seek resolution at the board meeting.

C. In the event any significant problem cannot be satisfactorily resolved within a 3-month period of time, Tenant and Landlord agree to enter mediation.

8. ORDINANCES AND STATUTES.

Subject to the provisions contained in Section 11, Tenant shall comply with all statutes, ordinances, and other requirements of all appropriate governments and agencies pertaining to the use or occupancy of the premises. This shall include, but not be limited to, any Building Code, Fire Code, Electrical Code, Plumbing Code, or Seismic Code applicable to the premises, including without limitation any disability access requirements.

9. ASSIGNMENT AND SUBLETTING.

9.1 Tenant shall not assign this Lease Agreement.

9.2 Tenant shall have the right to sublet the premises, subject to the following terms:

A. In the event Tenant desires to sublet the entirety of the leased premises for a period of more than 6 months, he shall be required to obtain the consent of the Landlord, which consent shall not be unreasonably withheld. The Landlord shall be deemed to be acting reasonably in rejecting sublets that are considered too lengthy or too frequent.

B. In the event Tenant desires to sublet the entirety of the leased premises for a period of 6 months or less, or desires to sublet a portion of the leased premises while continuing to occupy a portion of the Leased Premises, no Landlord consent shall be required.

C. Tenant shall remain responsible at all times for all of Tenant's obligations under this Agreement, including maintenance and upkeep, timely payment of rent and utilities, and uninterrupted insurance coverage in the amounts specified herein. The Tenant may not sublet premises for greater than the current monthly rent.

10. MAINTENANCE, REPAIRS OR ALTERATIONS.

10.1 Landlord Responsibility.

A. During the term of this lease, Landlord will only be responsible for and maintain the following items in compliance with all federal, state, city and county statutes, regulations, and codes, without limitation: the building exterior walls, exterior structure, exterior windows, roofs, concrete sub-floors, common-hallway side of interior walls adjoining the premises, sidewalks (except for cleaning), plumbing and electrical service furnished to the premises (excluding such services installed, provided, or altered by Tenant), existing sprinkler system (excluding any additions or alterations made by Tenant but including such portion of the existing sprinkler system inside the leased premises), front entrance staircase and ramp (excluding lighting fixtures installed on staircase and ramp, but including any other safety lighting installed on the façade of the building), front door to premises (excluding locks and hardware), all fire and soundproof doors (excluding locks and hardware), and structural steel. All of these systems shall

be operational at the commencement of this Lease and will remain Landlord's responsibility to maintain and repair as necessary. In addition, Landlord will be responsible for the scheduled monthly maintenance of any bathrooms in the common area. Unless specified in this subsection, Landlord shall have no further responsibility for the maintenance of the premises. All other maintenance of the premises will be the responsibility of Tenant.

B. Landlord will furnish the premises broom clean and empty of debris or storage items. Landlord will inspect and the services referenced above before the start of the Lease Period and will certify that the services meet current applicable code requirements, including those necessary for a Live/Work space. Specifically, landlord will ensure that the roof is free of leaks, electrical service is provided to a functioning electrical meter, hot and cold water is provided into the premises, and landlord will remove and dispose of shower, toilet, and water heater, and will cap the existing toilet line.

10.2 Tenant Responsibility. Tenant shall maintain in good condition and to a standard commensurate with the operation of an art studio, all portions of the interior of the premises and the grounds affixed to the premises, including without limitation all interior walls, interior windows, partitions, floors, and all plumbing, HVAC, and electrical systems located within the premises' boundaries. Further, Tenant shall be responsible for all repairs required or occasioned by damages caused by Tenant's negligence and that of Tenant's invitees or guests, including without limitation Tenant's staff and students. In the event any of Tenant's repair or maintenance obligations is caused in whole or in part by systems failures under Landlord's control or by Landlord's failure to maintain the premises in compliance with paragraph 11.1, Tenant's responsibility for repair or maintenance shall shift to Landlord who shall make timely repair or maintenance at its sole expense. If during the term of this Lease, Landlord or Tenant receives notice from the City and County of San Francisco or any other governmental agency, of any code deficiencies—including but not limited to disability access requirements, Building Code, Fire Code, Electrical Code, Plumbing Code, or Seismic Code applicable to the premises, Tenant shall, at its own expense, be responsible for said repairs and code compliance; provided that Tenant's responsibility for code compliance will not extend to work which would be the Landlord's responsibility under subsection 10.1.

10.3 Tenant Improvements.

A. In General. Tenant shall not make any alterations to the exterior of the building or that require entrance to or impact adversely any member space or common area or that alter the building structure or systems in any way without the prior consent of Landlord, which consent will not be unreasonably withheld. Landlord accepts that the exterior door must be enlarged in order for the premises to be used as the intended art studio and that the changes to the exterior are to be completed at the expense of the Tenant.

In addition, Landlord approves removal of non-functional door with the request that replacement windows will be installed that retain the current window panel pattern. For

any such improvements, (a) Tenant shall provide Landlord with full copies of any drawings, fixture schedules, and other modifications that Tenant wishes to install, including without limitation all permit fees, architectural and engineering fees, materials, labor, and fixtures; (b) any drawings and permit applications must be submitted to Landlord no later than 30 days prior to the mutually agreed date for the commencement of work; and (c) the Tenant's improvements will not cause Landlord to incur additional expense. (For the purposes of this paragraph, "additional expense" does not include Landlord's administrative time and expense in reviewing the submitted documentation or meeting to discuss said documentation and consent.)

B. Tenant may hire and utilize its own contractors to perform tenant improvements under the foregoing paragraph; provided that such contractors have all necessary licenses and have been approved in writing by Landlord, and that all work will be completed and in compliance with applicable building, health and safety codes. In any event, Landlord will not be responsible for the cost or installation of any work necessitated to provide disabled access to the premises, including without limitation work required to comply with the federal Americans with Disabilities Act or any disability access requirements of any federal, state, or municipal code, regulation, ordinance, or law ("disability access"). The cost of any required disability access shall be borne solely by Tenant.

C. Alterations made, or structures built within the interior confines of the premises, which do not substantially affect or alter building structure or systems or require alterations or access to the exterior of the building, the common areas, or member spaces do not require the consent of Landlord; provided, however, that (a) any such work requiring permits must be performed in conformance with applicable permits issued by municipal or state authorities; (b) the work will not result in a change in the premises' status as a legal live-work studio; (c) the work must comply with applicable building and planning codes, including without limitation the San Francisco Building Code, Fire Code, Electrical Code, Plumbing Code, and Seismic Code; and (d) all work must be performed by licensed contractors or professionals as required by law. Further, Tenant may not alter the existing plumbing in such a manner as would prevent the future installation of the former bathroom on the premises (which bathroom was inoperable at the start of the Lease Period). All tenant improvements shall be made solely at Tenant's own expense, and Landlord will have no obligation to reimburse or compensate Tenant for the value of such improvements or the cost of their installation or construction.

D. Property Free of Liens. At all times, Landlord will have the right to post and record a Notice of Non-responsibility prior to the commencement of the work. Further, at all times, Tenant shall keep the premises and the property free and clear of all liens. In the event that Landlord receives notice of any lien, Tenant must resolve or expunge the lien within sixty (60) days of the recording of the lien.

E. Ownership of Improvements: Trade Fixtures. All additions, alterations, and improvements to the Premises except for the unattached and moveable personal property and trade fixtures shall become the property of the Landlord upon expiration or termination of this Lease. If Tenant is not in default, then Tenant may remove any trade

fixtures placed by it within 30 days of the expiration or termination of this lease; provided that Tenant promptly repairs, at its own cost, any damage to the premises occasioned by their removal.

11. ENTRY AND INSPECTION.

Tenant shall permit Landlord or Landlord's agents to enter the premises, upon written prior notice of not less than five (5) business days, for the purpose of inspecting the premises or for making necessary repairs where such entry has been authorized. The right of entry does not extend to members of Project Artaud who have not been authorized to act as agents of Landlord. Landlord may enter the premises without notice in the event of an emergency. Tenant shall provide Landlord with a set of keys (appropriately labeled) to the premises to ensure prompt and complete access in case of emergency to the entire premises. If Tenant installs any alarm systems such as fire or security alarms, it shall post signs in adjacent hallways with instructions concerning what to do if the alarm sounds.

12. DISCLAIMER; INDEMNITY.

12.1 By Landlord. Landlord shall not be liable for any damage or injury to Tenant, or to any other person or entity, or to any property, occurring on the premises or in common areas of the building in connection with use of the premises, regardless of the cause of such damage or injury, unless occasioned by negligence of the Landlord or Landlord's agents, employees, or representatives. Landlord makes no representations or warranties as to the suitability of the premises for a work studio in general or for any specific use by Tenant. Tenant has not relied on any representation or warranty by Landlord concerning the suitability or condition of the premises and accepts the premises in "as is" condition.

12.2 By Tenant. Tenant shall not be liable for any damage or injury to Landlord, or to any other person or entity, or to any property, occurring outside of the premises, or in common areas of the building not connected with the use of the premises, unless such damage or injury has been caused in whole or in part by the negligence or intentional misconduct of Tenant, its subtenants, agents, employees, guests, licensees, or representatives.

12.3 Indemnity.

12.3.1 By Tenant. Tenant agrees to indemnify, defend and hold Landlord harmless from all actions and claims for damages or injuries of any nature and kind whatsoever arising out of the use of Studio 123, unless such claim or action is substantially caused by the negligence or intentional misconduct of Landlord or Landlord's agents. For the purposes of this paragraph, the individual members of Project Artaud are *not* deemed to be agents of Landlord, unless authorized as such by Landlord.

12.3.2 By Landlord. Landlord agrees to indemnify, defend and hold Tenant harmless from all actions and claims for damages or injuries, unless such claim

or action is caused in whole or in part by the negligence or intentional misconduct of Tenant, its subtenants, agents, employees, guests, licensees, or representatives.

13. DAMAGE OR DESTRUCTION.

13.1 Partial Damage or Destruction. In the event the premises or a portion of the building where the premises are located is damaged by fire or other insured casualty, Landlord shall diligently repair the same to the extent possible, subject to the provisions of this Section, if such repairs can in Landlord's opinion be made within ninety (90) days after issuance of a building permit therefore under the laws and regulations of federal, state and local governmental authorities having jurisdiction thereof for which building permit(s) Landlord must apply within sixty (60) days of the date of damage. In such event this lease shall remain in full force and effect except that if such damage is an insured loss, an abatement of rent shall be allowed Tenant for such part of the Premises as shall be rendered unusable by Tenant in the conduct of its business during the time such part is so unusable. Notwithstanding the foregoing, (1) Landlord shall be required to make repairs only to the extent that the Landlord's insurance is available and has agreed to cover the loss and (2) if such damage shall occur during the final year of the term of this lease, Landlord shall not be obligated to repair such damage, but may instead elect to terminate this lease upon written notice given to Tenant within thirty (30) days after the date of such fire or other casualty, in which event this Lease shall terminate as of the termination date specified in Landlord's notice. In any event, Landlord agrees to submit a claim for the damage and repair to its casualty insurer within ten (10) days of the occurrence causing the loss and to notify Tenant within five (5) days of the insurer's decision whether or not to accept coverage for the loss. In the event that the loss is covered by Landlord's insurance, Landlord will commence the repair process within 15 days of notice of coverage from Landlord's insurer.

If such repairs cannot in Landlord's opinion be made within ninety (90) days after issuance of a building permit therefore or if such damage is uninsured, Landlord may elect on notice to Tenant given within sixty (60) days after the date of such fire or other casualty to: (1) repair or restore such damage, in which event this Lease shall continue in full force and effect, but rent shall be partially abated as provided in Section 13(a); or (2) terminate this Lease in which event this Lease shall terminate as of the termination date specified in Landlord's notice. If such repairs cannot be made within 90 days of issuance of building permit, applied for within sixty (60) days of said fire or other casualty, Tenant may elect to terminate this lease.

13.2 Total Destruction. A total destruction of the premises or the building in which the premises are located shall automatically terminate this Lease. Landlord and Tenant acknowledge that this Lease constitutes the entire agreement of the parties regarding events of damage or destruction, and Tenant waives the provisions of California Civil Code, Sections 1932(2) and 1933(4) and any similar statute now or hereafter in force.

13.3 Limitation on Landlord's Scope of Repair. If the Premises are to be repaired under this Section, Landlord shall repair at its cost any injury or damage to the

building itself and the premises structure and systems, but not including Tenant's fixtures, trade fixtures, furnishings, equipment, and personal property. Tenant shall pay the cost of repairing or replacing all other improvements in the premises, including without limitation Tenant's fixtures, trade fixtures, furnishings, equipment and other personal property.

14. INSURANCE.

14.1 Tenant's Insurance. Tenant shall maintain in force during the term of the Lease, at a minimum, the following insurance:

A. Commercial General Liability Aggregate Limit: \$2,000,000.

Products/completed operations aggregate limit: \$2,000,000.

Personal and Advertising injury limit: \$1,000,000.

Each occurrence limit: \$1,000,000.

Fire legal limit: \$50,000.

Medical expense any one person: \$5,000.

The policies shall be endorsed to and provide the following:

1. Name as ADDITIONAL INSURED by endorsement Landlord and generically, its directors, officers, agents, and employees. Provide certificate of endorsement.

2. That such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Lease and that insurance applies separately to each insured against whom claim is made or suit is brought.

B. Workers' Compensation with Employer's Liability, as required by law. Limit: \$1,000,000.

C. Casualty and property insurance covering Tenant's Business, Personal Property and Tenant Improvements for "All risks", excluding earthquake and flood, for 100% of the replacement cost of any improvements or property.

All policies shall be endorsed to provide thirty (30) days' advance written notice to Landlord of cancellation, non-renewal, or reduction in coverage. Any policy that requires current existence at the time a claim is made shall be maintained for a period of three (3) years after the termination of the leasehold. Certificates of insurance, satisfactory to Landlord, evidencing all coverage above, shall be furnished to Landlord at the inception of the term and annually thereafter. Failure to maintain this insurance shall be a *per se* material breach of this Lease.

14.2 Landlord's Insurance. Landlord shall maintain in force during the term of the Lease, at a minimum, the following insurance:

A. Commercial General Liability Aggregate Limit: \$6,000,000.

Products/completed operations aggregate limit: \$6,000,000.

Personal and Advertising injury limit: \$6,000,000.

Bodily Injury and Property Damage liability: \$5,000,000.

Each occurrence limit: \$1,000,000.

Medical expense any one person: \$10,000.

The policies shall also include insurance covering Landlord's Property and Improvements for "All risks", excluding earthquake and flood, in excess of \$12,000,000. Certificates of insurance and endorsement, satisfactory to Tenant, evidencing all coverage above, shall be furnished to Tenant at the inception of the term and annually thereafter. Failure to maintain this insurance shall be a *per se* material breach of this Lease.

Landlord agrees not to decrease its coverage or the limits of its coverage below the limits stated above except upon the prior consent of Tenant, which consent will not be unreasonably withheld. In the event that Landlord's scope of coverage or limits of its coverage are decreased below said limits, Landlord shall notify Tenant in writing of the changes within ten (10) business days of such changes.

15. TAXES.

If Landlord's taxes are increased because of Tenant's improvements to the premises, Tenant shall reimburse Landlord each year for the full amount of such increases allocated to the premises and charged to Landlord.

16. REPORTS.

Upon fifteen (15) days prior written notice, Landlord can request Tenant to send an authorized Tenant's representative to any Project Artaud Board of Directors meeting to provide a report and answer questions concerning Tenant and Tenant's operations.

17. PROMOTION.

Tenant agrees to make best effort to acknowledge Project Artaud in promotional materials.

18. WAIVER OF CONTRIBUTION.

Nothing in this Lease shall imply that Tenant has any right to receive any financial assistance from Project Artaud other than as specified herein

19. DEFAULT.

19.1 Demand for Cure or Performance. Neither party may terminate this lease for cause unless and until the breach giving rise to termination of the breach has remained uncured for a period of ten (10) days following delivery of a demand for

performance. For the purposes of this agreement, a demand for performance or cure must be made in writing which: (a) specifies the nature of the breach, (b) specifies the performance or action necessary to cure the breach or otherwise perform under the lease, and (c) demands performance within ten (10) days of receipt. If, by its nature, the breach cannot reasonably be cured within ten days, the breaching party must commence to cure the breach within ten days and, after commencement, will have a reasonable period of time in which to complete the actions necessary to cure the breach. A failure to pay rent or other charges when due is, by definition, a breach which can be cured within ten days.

Unless otherwise agreed in writing, any notice to cure or demand for performance given pursuant to this lease or subsection shall be delivered to the other party by certified mail, return receipt requested, or tracked delivery service, such as Federal Express, with signature required for delivery. The date of receipt by the party receiving notice shall be the date of delivery indicated on the return receipt or the tracking information maintained by the delivery service. In the event that any notice is refused or returned undelivered for any reason, the party giving notice may do so by hand delivery of the notice to the parties with a copy sent by first class mail, postage prepaid. No confirmation of receipt will be required, and any such notice will be presumed to have been received as of the date of hand delivery. For the purposes of this subsection, notices should be delivered or mailed to Tenant at the premises and be mailed to Landlord at P.O. Box 411606, San Francisco, California 94141, or delivered to Business Office, 499 Alabama Street, Business Office, San Francisco, California 94110.

19.2 Landlord's Remedies for Breach. In the event of a material breach by Tenant, Landlord may elect any remedy to which the law entitles it, including without limitation: (a) continuing the Lease in effect and enforcing all its rights and remedies hereunder, including the right to recover the rent as it becomes due, (b) terminate all of Tenant's right hereunder and recover from Tenant all damages it may incur by reason of the breach of the Lease, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss which could be reasonably avoided, or (c) any other remedy provided by Civil Code §1951.2. All remedies provided herein are cumulative.

19.3 Tenant's Remedies for Breach. In the event of a material breach by Landlord, Tenant may elect any remedy to which the law entitles it, including without limitation: (a) continuing the Lease in effect and enforce all its rights and remedies hereunder, or (b) terminate the lease for cause, surrender possession, and recover from Landlord all damages to which it is entitled. All remedies provided herein are cumulative.

20. BANKRUPTCY.

The following provisions shall apply in the event of the bankruptcy or insolvency of Tenant:

(a) In connection with any proceeding under Chapter 7 of the Bankruptcy Code where the trustee of Tenant elects to assume this lease for the purpose of assigning it, such election or assignment, may only be made upon compliance with the provisions of (b) and (c) below, which conditions Landlord and Tenant acknowledge to be reasonable. In the event the trustee elects to reject this lease then Landlord shall immediately be entitled to possession of the premises without further obligation to Tenant or the trustee.

(b) Any election to assume this lease under Chapter 11 or 13 of the Bankruptcy Code by Tenant as debtor-in-possession or by Tenant's trustee (the "Electing Party") must provide for, at a minimum, that the Electing Party cure or provide to Landlord adequate assurance that it will cure all monetary defaults under this lease within thirty (30) days from the date of assumption and it will cure all non-monetary defaults under this lease within sixty (60) days from the date of assumption. Landlord and Tenant acknowledge such condition to be reasonable.

(c) If the Electing Party has assumed this lease or elects to assign Tenant's interest under this lease to any other person, such interest may be assigned only if the intended assignee is a public-benefit non-profit corporation which has provided adequate assurance of future performance (as herein defined), of all of the obligations imposed on Tenant under this lease.

For the purposes hereof, "adequate assurance of future performance" means that the Landlord has ascertained that each of the following conditions have been satisfied:

(i) The assignee has submitted a current financial statement, certified by its chief financial officer, which shows a net worth and working capital in amounts sufficient to assure the future performance by the assignee of Tenant's obligations under this lease;

(ii) The assignee has demonstrated to Landlord that such assignee has sufficient background, including, but not limited to, substantial experience in dance facilities management of comparable size and quality, and financial ability to operate out of the premises in the manner contemplated in this lease;

(iii) The assignee shall agree that the premises shall remain a single operation and that the use of the premises shall be solely for the use set forth in Section 3; and

(iv) Landlord has obtained consents or waivers from any third parties that may be required under a lease, mortgage, financing arrangement, or other agreement by which Landlord is bound, to enable Landlord to permit such assignment.

(d) Landlord's acceptance of rent or any other payment from any trustee, receiver, assignee, person, or other entity will not be deemed to have waived, or waive, the requirement of Landlord's consent, Landlord's right to terminate this lease for any

transfer of Tenant's interest under this lease without such consent, or Landlord's claim for any amount of Rent due from Tenant.

21. MEDIATION.

Except for actions in unlawful detainer, any and all disputes arising under this lease that are not resolved within a reasonable amount of time by the parties themselves shall be submitted for mediation to California Lawyers for the Arts prior to initiation of formal litigation. The costs for the mediation shall be shared equally by the parties.

22. WAIVER.

No failure of any party hereto to enforce any term of this lease will be deemed a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Landlord's right to the full amount thereof.

23. HOLDING OVER.

Any holding over after the expiration of the term, with the consent of Landlord, shall be construed as a month-to-month tenancy in accordance with the terms of this lease as applicable.

24. ENTIRE AGREEMENT.

This document plus attached exhibits constitutes the entire lease agreement between the parties and supersedes any prior agreement, whether written or oral. This Agreement may only be modified in writing signed by authorized representatives of the parties. Any warranties contained in this Agreement shall survive the execution of the Agreement and performance under it.

25. ATTORNEY FEES.

If any action is brought by either party to enforce the terms of this lease or to recover any money due under it, the prevailing party shall be entitled to recover from the other party as part of the prevailing party's costs reasonable attorney fees, the amount of which shall be fixed by the court and shall be made part of the judgment rendered. Said right to attorney fees does not include a right to recover any attorney fees incurred in mediation of any dispute prior to the filing of litigation. Fees and costs incurred by the parties in connection with mediation under this Agreement shall be borne by the parties.

26. OPTION TO EXTEND TERM.

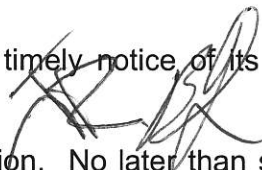
Tenant shall have one option to extend the Lease Period for an additional ten (10) year term, commencing the first day after expiration of any Lease Period and terminating upon the completion of ten (10) years thereafter (referenced as the "extended term") on the following terms and conditions:

26.1 Conditions Precedent to Exercise. The option to extend the term may not be exercised under any circumstances unless Tenant is in compliance with or has performed all of the following conditions precedent:

a. Tenant has not been delinquent in rent as of the 16th of each month or in other material breach of this Agreement during the previous six (6) months prior to delivery of a notice of its intent to exercise the option.

b. Within the term preceding its notice of intent to exercise the option, on the 16th of each month it was current in rent owed more than 90% of the time.

c. Tenant shall have otherwise substantially performed all terms and satisfied all of the conditions of this lease.

d. Tenant shall have given a timely notice of its intent to exercise the option as provided in subsection ~~28.2~~ 26.2 

26.2 Notice of Intent to Exercise Option. No later than six months prior to the expiration of the original term Lease Period, Tenant must give Landlord a written notice of its intent to exercise the option to extend the term. Unless otherwise designated in writing, Tenant's notice of its intent to exercise the option must be delivered by certified mail, return receipt requested, to Landlord at P.O. Box 411606, San Francisco, California 94141, or to Business Office, 499 Alabama Street, San Francisco, California.

26.3 Rent During the Extended Terms. During the extended term, the square footage component of the rent will be increased each year by three percent (3%) per year over the prior year's square footage charge commencing January 1 of each year. See Exhibit C.

27. CORPORATE AUTHORIZATION.

The parties represent and warrant that the persons executing this lease have been duly authorized to enter into the terms of this lease, that the corporation has agreed to the terms contained in this lease in duly constituted corporate proceedings, and that the corporation intends to be bound to the lease terms.

WHEREFORE, being duly authorized, the parties have executed this lease as of the date indicated below.

Date:

Nov 10, 2011

Project Artaud Corporation, a non-profit
corporation, Landlord

By:

Jonah Rol
President

Date:

Nov. 10 2011

By:

Brian Goggin
Tenant

Exhibit A — Studio #123

August 9, 2011

Scale: 1/125 approximately

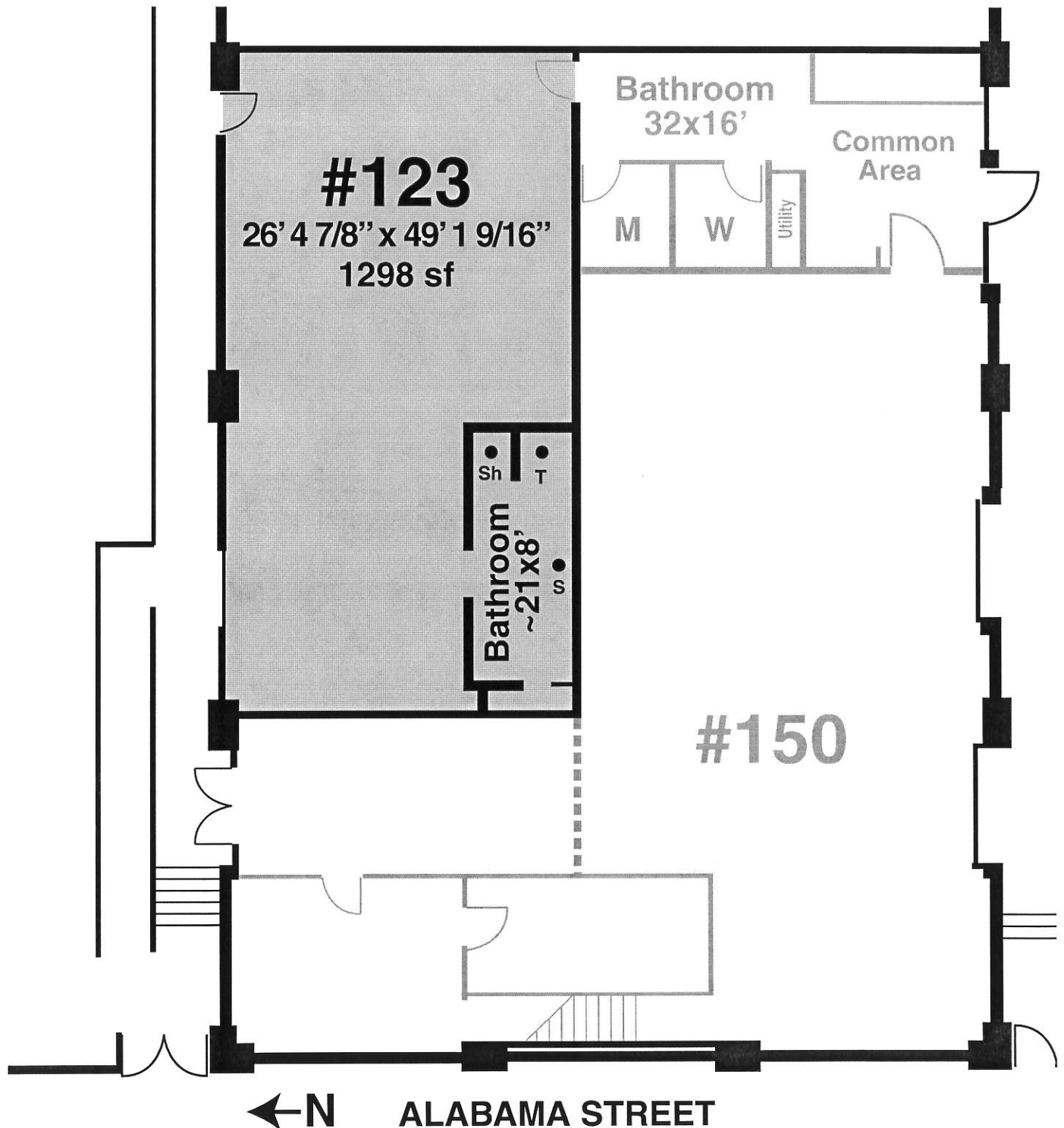


EXHIBIT B

TENANT SOUND LEVELS

Sound transmission levels from any interior boundary wall within the neighboring spaces shall not exceed 60 dB RMS (average level, full spectrum) between the hours of 8 am and 12 midnight, as measured at 1 meter from any interior boundary wall within the space by a decibel meter equivalent to, or of better quality than, a Radio Shack digital sound level meter. Between the hours of midnight and 8 am, sound transmission into any neighboring space, interior or exterior, shall not exceed 50 dB RMS (average level, full spectrum).

The Tenant, along with the tenant of unit 150, shall be required to install sound mitigation along the adjoining walls to reduce the transmission of sound between the two spaces through the walls to a level where their respective usage of the spaces achieves a goal of allowing no more than 55 dB of transmission. Under no circumstances shall sound transmission levels between spaces exceed 60 dB. The cost of achieving this level of transmission loss shall be shared equally by Tenant, Landlord, and the neighboring tenant, unit 150. The cost of achieving this level of transmission loss shall be shared equally by Tenant, Landlord, and the neighboring member, unit 122.

In the event that Tenants of 150 and 123 find the sound levels as insufficient for the activities of the studios, Tenants shall bear responsibility to upgrade sound mitigation to mutual satisfaction.

Exhibit C
Square Footage Rate

Years 2012 thru 2021

Year 1	2012	\$0.85
Year 2	2013	\$0.87
Year 3	2014	\$0.89
Year 4	2015	\$0.91
Year 5	2016	\$0.93
Year 6	2017	\$0.95
Year 7	2018	\$0.97
Year 8	2019	\$0.99
Year 9	2020	\$1.01
Year 10	2021	\$1.03

Years 2022 thru 2032

Optional 10-Year Term Extension

Year 11	2022	\$1.06
Year 12	2023	\$1.09
Year 13	2024	\$1.12
Year 14	2025	\$1.15
Year 15	2026	\$1.18
Year 16	2027	\$1.22
Year 17	2028	\$1.26
Year 18	2029	\$1.32
Year 19	2031	\$1.36
Year 20	2032	\$1.40

J. Fitzsimmons Building
5413 Dover St. Oakland, CA 946089
512-705-8870
CA License 961441

Project Artaud
499 Alabama St.
San Francisco CA
94110

Proposal

We are pleased to offer this proposal for the sound attenuation work in space 123 on the ground floor of Project Artaud. The method for reducing sound has been specified as follows: Fill and repair all openings on existing drywall structure of south, west and east boundary walls and caulk all edge seams with sound caulking. Add another layer of QuietRock 510 on top of existing drywall on the southern wall using acoustical Green Glue as intermediate sound layer and adhesive. The wall will then be sealed with sound caulk and finished. Painting is NOT included in this proposal.

Pricing:

Labor to hang, seal and finish QuietRock	\$ 4,050.00
Materials (QuietRock, Green glue, plaster)	\$ 4,345.00
Overhead and profit	\$ 840.00

Total cost of work \$ 9,235.00

Note: A savings of about \$600 in materials could be achieved by using resilient channel instead of the Green Glue, though possibly resulting in less effective sound reduction.

Terms:

Work should take 1-2 weeks. Payment schedule is as follows: Materials cost to be provided at start of work for materials delivery, weekly payment based on percentage of work completed and 5% retained until completion of work.

**Notes on bid for sound wall work in space 123, and reworking of
language in Exhibit B for both spaces 123 & 150:**

Notes soundwall and bid:

I had Jeffery Fitzsimmons do the bid using spec's derived from the sound test we did back in May of this year. He is a licensed contractor who has built several sound walls, including helping me with the walls in my studio. This bid is based on his general labor rate of \$50.00 per hour.

The work includes thorough repair and sound caulking of all seams and imperfections on all three adjoining walls of space 123 and the neighboring spaces, and the addition of a single layer of Quiet Rock 510 on the big southern wall using a substance called Green Glue. Quiet Rock 510 achieves an equivalent sound transmission loss as 3-layers of standard 5/8" sheetrock, but is only 1/2" thick (sound transmission loss, or STC level, is the amount by which sound levels are reduced between spaces by barriers). Green Glue is a relatively new product that acts as a dampening layer (the Quiet Rock is still screwed into the existing studs, but the glue acts as a cushion and fewer screws are needed). I had Jeffery break out the bid in terms of materials and labor so we can adjust the costs for various materials.

The tests showed that we need to achieve a minimum of 10 dB greater transmission loss than now exists between space 123 & 150, with 15 dB being desirable. There are 3 different potential ways to achieve this goal in a cost effective way, with the one spec'd out on the bid being the most assured method. The labor costs would be the same in all three cases, so the variation in cost between the 3 methods is in materials only.

- 1) Doing the job as spec'd with Quiet Rock 510 and Green Glue will cost between \$8000.00 and the \$9235.00 Jeffery has bid. This method will yield the best results, and is the only one of the three that I feel 100% sure of achieving the stated goal. I believe the materials costs outlined in the bid are slightly on the high side, and include contingencies, so I think that shopping around could achieve a savings of \$400 - \$500. Additionally, if the work was done in-house (or we could get a cheaper bid), the \$840 overhead & profit line item might disappear. So in the end, we might be able to get this job done for something closer to \$8000.00, but probably not any cheaper than that.
- 2) Doing the job using Quiet Rock 510 and Resilient Channel would save an additional \$400 or so from the above costs (Jeffery stated a savings of around \$600 in his bid, but since some of the possible materials savings outlined above are in Green Glue, it would probably only be around \$400 cheaper). I'm 95% sure this method would be effective enough, but it is both more time consuming to install and more risky in terms of proper installation, so I'm not sure it is worth that level of savings.

- 3) Doing the job using single layer of standard 5/8" sheetrock attached using Green Glue would save around \$1300 from the bid Jeffery submitted (so in the \$6700 - \$8000 territory), but is less guaranteed to achieve the necessary 10 dB of additional transmission loss. It would probably be enough (by the book it's right on the edge), but is too close for me to feel completely comfortable with. Over the long haul, I'm not sure the \$1300 in savings is enough to warrant the risk of it not being quite enough (if we do it this way and it doesn't work well enough, then it will end up costing much more in the end).

Note also that I'm not totally convinced that the western wall of space 123 (adjoining space 150 where the mezzanine is) won't need an additional layer of treatment as well, although I'm 75% sure we'll be ok without this work if Brian positions his power tools at least 20' away from that wall (as he has indicated he intends to). If that wall does end up needing another layer however, we would be looking at an additional \$2500 - \$4000 total. If we don't do that wall now, there will be a risk of future sound issues if either Brian decides to move his tools closer to that wall at some point later on, or if future tenants make different use of either space.

In the end, my recommendation is to do the work outlined in the bid using Quiet Rock and Green Glue on the big southern wall, and (while the contractor is still in there) re-test the space to see if we also needed to do the western wall. If it seemed that we did need to do this additional work, I think using standard 5/8" sheetrock and Green Glue would be sufficient. The total cost of doing the full job in this way (covering both walls) would be \$11,000 - \$12,000.

Notes on Exhibit B:

I made changes to the exhibits using levels of allowable transmission instead of maximum allowable levels within the spaces, as we discussed at the testing. This necessitated two changes to the Space 150 lease, and a reworking of the proposed 123 lease.

Note that I used a 60 dB maximum allowable transmission level, but encouraged a level of 55 dB to be aimed for in the construction portion of Exhibit B. This reflects the consensus at the test that 60 dB was ok, but close to the edge, while 55 dB of bleed seemed quite workable to everyone who was there.

Feel free to e-mail any question you have to me.

Norman Rutherford
northerly@sbcglobal.net

My Voter Status

Personal Information

First name **BRIAN**

Last name **GOGGIN**

Status **ACTIVE**

Your preferred language to receive election material is **ENGLISH**

Address where you are registered to vote
**499 ALABAMA ST APT 123
SAN FRANCISCO 94110**

Your political party preference is **DEMOCRATIC**

Vote-by-Mail in All Elections

All active registered voters will be mailed a vote-by-mail ballot for every election. If you want to vote in person, you must turn in your vote-by-mail ballot, or you may be required to vote a provisional ballot.

You can track the status of your vote-by-mail ballot.

[Sign up for ballot tracking](#) 

You are registered to vote in

SAN FRANCISCO COUNTY

County website: <http://sfgov.org/elections/> 

County phone: **415-554-4375**

Voters have the option to receive important election information by email. To add or verify your email address please review the [Email Contact Information](#) section below.

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16



Anywhere

Any week

Add guests

Airbnb your home



Super Clean Artist Loft above Sculpture Studio

★ 4.98 · 509 reviews · Superhost · San Francisco, California, United States

Share Save



Entire loft hosted by Brian

2 guests · 1 bedroom · 1 bed · 1.5 baths



Dedicated workspace

A room with wifi that's well-suited for working.



Brian is a Superhost

Superhosts are experienced, highly rated Hosts.



Free cancellation before January 9

This CLEAN creative, comfortable, one bedroom, private loft is nestled within our sculpture studio/home, and is located in the heart of the artistic Mission. Enjoy fine art, a gourmet kitchen, large windows with northern light and a garden view, a king size bed, and a natural gas franklin stove. Near historic Rainbow Grocery, Heath Ceramics, artistic cafe's, local art galleries, theaters, and parks. Hosted Rental. Not just a place to stay, this is an immersive art experience. 2 max....

[Show more >](#)

~~\$221~~ \$197 night

★ 4.98 · 509 reviews

CHECK-IN
1/14/2024

CHECKOUT
1/16/2024

GUESTS
1 guest

Reserve

You won't be charged yet

\$197 x 2 nights

\$394

[Cleaning fee](#)

\$80

[Airbnb service fee](#)

\$67

Total before taxes

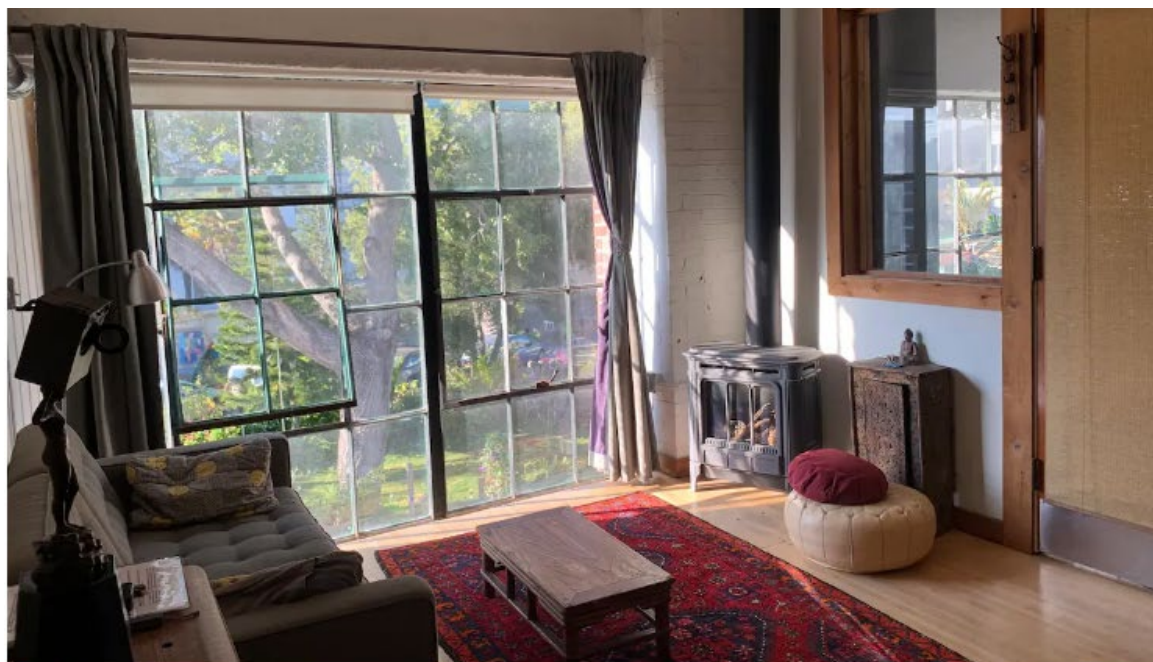
\$541

Lower price. Your dates are \$48 less

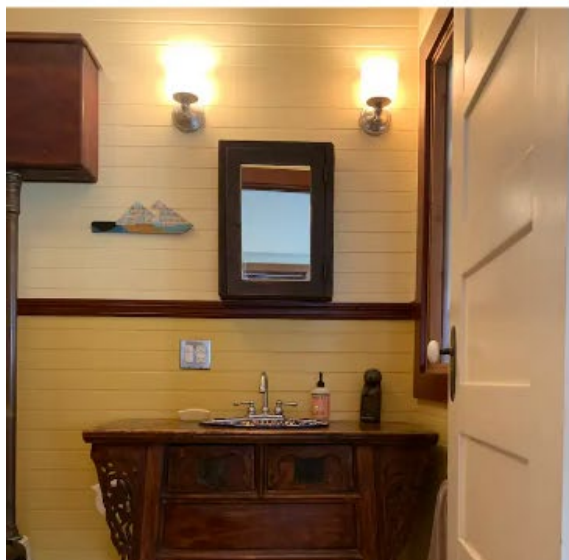
Where you'll sleep



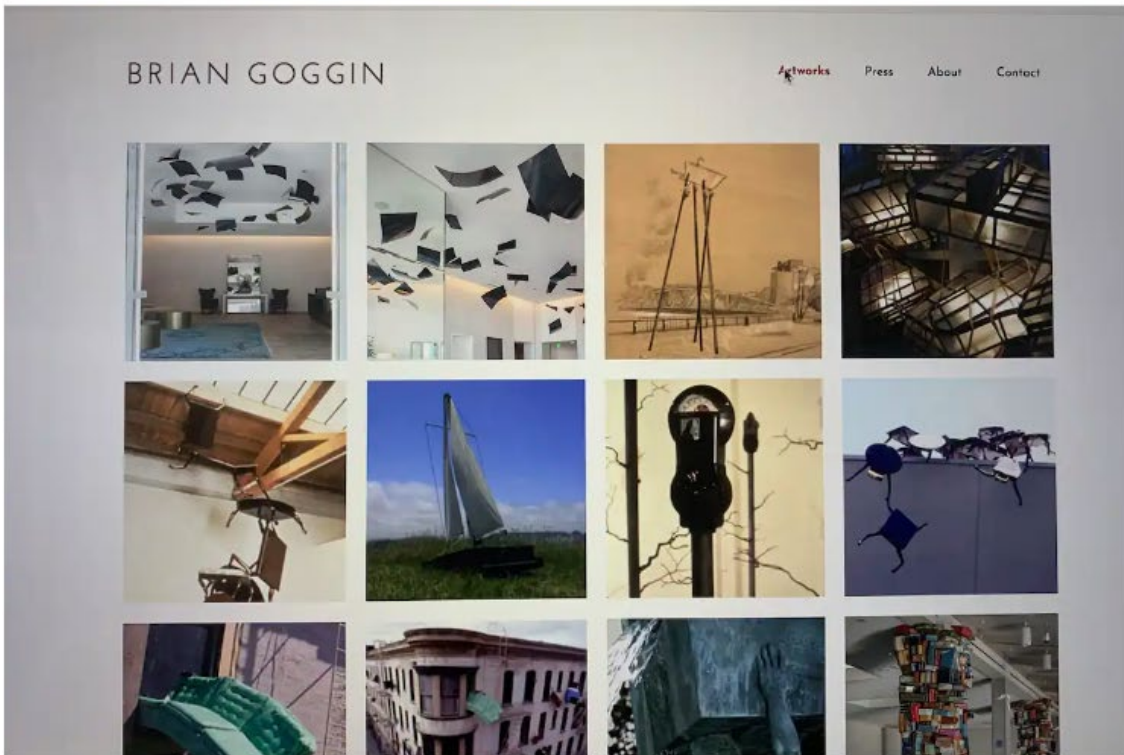
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- Street parking available
- We Artists live and work in the space and have our sculpture studio and salon below the loft. This is a great opportunity for you to engage with the artistic process if you so desire. We also respect and protect your privacy.
- Spiral staircase with balcony view of the Sculpture studio.
- Visit Florencia's hair salon the "Sculpture Salon" in a well lit part of the studio. She specializes in artcentric color and cuts.
- Brian Goggin's sculpture website is:(listed under his name: Brian Goggin Artist) You can visit some of his public sculptures in San Francisco - "Language of the Birds" in North Beach, and "Caruso's Dream" in SOMA.
- Mailing address is: 499 Alabama St, Studio 123, San Francisco, CA 94110. Physical location is 401 Alabama St. Studio 123, San Francisco, CA 94110. If you are planning to receive packages please have the parcel addressed as follows: Brian Goggin, c/o Project Artaud Office, San Francisco, CA 94110 Attn: _(your name here)_

Guest access

- Private full apartment, via wide spiral staircase above functioning artist's sculpture studio/salon/home.
- Hosted Rental.

Other things to note

- Adults only
- There is a spiral staircase to access the loft. This might be inconvenient for people with disabilities or those who do not like to walk up stairs.

Registered Short-Term Residential Rental Certificate Number: STR-(PHONE NUMBER HIDDEN)

Registration number

2022-004088STR

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About this space

This CLEAN creative, comfortable, one bedroom, private loft is nestled within our sculpture studio/home, and is located in the heart of the artistic Mission. Enjoy fine art, a gourmet kitchen, large windows with northern light and a garden view, a king size bed, and a natural gas franklin stove. Near historic Rainbow Grocery, Heath Ceramics, artistic cafe's, local art galleries, theaters, and parks. Hosted Rental. Not just a place to stay, this is an immersive art experience. 2 max.

The space

Our one bedroom Artist's Loft is not just another place to sleep and work, it is a creative immersive art experience. We invite a responsible person/artist(s), or a couple, to visit our beautiful, recently renovated, private loft, nestled above our Art Studio/home. By staying with us in our Hosted Rental, you are invited as an artist and/or art patron-in-residence because your visit directly supports art-in-the-making and you will have the chance to add to the creative flow and output. Feel free to write a poem, paint or sculpt if you feel inspired. You may observe art projects in progress from windows that look into the art studio/home or you may also draw the blinds for privacy. Guests may have tea or coffee with the artists, discuss art and get advice on local art happenings and installations in the area. Brian is available to have coffee and or give tours of his local art installations. Just ask. The location is excellent, in the center of the arts & design quarter of the Mission, safe, with lots of character, surrounded by trees and some of the best restaurants, theaters, art galleries, cafes and shopping in San Francisco. There are three theaters in our building: Z Space, Z Below, and Theater of Yugen. There is also a performance space next door where they sometimes have classes you may join. It is just a few blocks from the historic Rainbow Grocery Cooperative. The Mission is an international favorite neighborhood to explore local Murals. Our Space is five blocks to bustling foodie friendly Valencia Street and the BART (the local subway) station. The neighborhood is a pleasant area to walk, bike and just 10min to downtown SF by BART. Our comfortable and unique loft has been carefully furnished and decorated with contemporary art, artifacts and up-cycled materials such as salvaged bowling ally floors, reclaimed wood and fixtures, ancient Indian and Afghan doors. Staying here offers moments of being outside of the normal bounds of time, a mythical space where one may dive deep into a creative life in the arts.

Amenities:

- Spacious bedroom with king size bed and walk in closet
- Bathroom with claw-foot bathtub
- Sitting room with gas fireplace
- Garden View
- Large dining room table with space for 8 people.
- Full kitchen with dishwasher
- Laundry facilities
- Lots of natural light
- Maple, up-cycled, hardwood floors
- Street parking available

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16

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★ 4.98 · 509 reviews

Cleanliness		5.0
Accuracy		5.0
Communication		5.0
Location		4.9
Check-in		5.0
Value		4.9

Q Search reviews



Amber

December 2023

Brian was super sweet and very considerate. He gave us a brief tour when we first arrived which was really helpful. I loved the space so much. He told us about some of the art projects that he was working on and they are super interesting. I love that his current project is aiming to raise awareness for climate change. This place is incredibly unique and I don't think I'll come across anywhere that I'll enjoy as much. We really enjoyed using the speaker in the kitchen and we loved all of the antique furniture and items all throughout the studio. I highly recommend this studio space. Thank you so much!



Ben

December 2023

We had a great time!
It felt like an honor to be in such a special place.



Lynn

November 2023

Brian was an exceptional host with an equally exceptional place. His attention to detail and design was impressive, his studio was incredibly interesting, and he was wonderful to talk with about art and life and the neighborhood. Even the coffee was really good. We were comfortable, inspired, and sad to leave.



Lilly

November 2023

My partner and I had a lovely stay at Brian's studio. It was clean, private, and in a great area to explore!



Benjamin

November 2023

Beautiful apt with easy walking distance to Mission & 16th and Rainbow Market. Apt has a gas fire and lovely retro decor. Try to set aside time to talk with Brian, he's an amazing artist and host!



Robyn

November 2023

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16

Brian was a wonderful host— communicative and friendly and had great restaurant recommendations. We enjoyed the beautiful apartment and his connected art studio and courtyard and would love to come stay again.



Ed

October 2023

We enjoyed our stay at this lovely airbnb! Brian was very friendly and took the time to tell us about some of the unique furniture and art in the loft and in his studio when we asked. He gave a tour of parts of the artist community, which was awesome to see. He also gave great recommendations. We'd love to stay here again!



Tammy

October 2023

This was a fantastic space! It's fun and funky, clean and relaxing. I enjoyed the furnishings and little collections around the space. Bring above the sculpture studio was fun. Street parking was easy (how? In sf) and it's also easy walking to the grocery store and restaurants. Brian was a super great host, easy to talk to and very responsive. Thanks!!!



Adrienne

October 2023

Another great stay. So fun seeing Brian's art in progress. Super clean apartment, all the amenities. Walk to mission bowl for a fun night out. 10 out of 10



Jamie

October 2023

The space was clean, organized, and well cared for. Each piece of art was either created by the host or created by friends of the host, which added a layer of personality and warmth to the space. We'll definitely be back!



Kathy

September 2023

What a lovely place to stay and come home to everyday! The loft is impressively comfortable, spacious and quiet. It is filled with any amenity you require and dispersed in between are artworks created by Brian and the greater art community. The immediate area is just as charming and you'll be spoilt for café and food options. A local fresh grocer will provide you with anything else. Brian is a generous and

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16



Cory

September 2023

Brian's studio space is unique, clean, comfortable, and in a great location. It was very cool staying in an active art space and supporting a local artist in doing so. Brian is also a gracious and welcoming host, and was super helpful during check in.



Mark

September 2023

Beautiful and unique place, Brian was more than helpful - very responsive and made check in from flying extremely easy.

The property was easy to find and felt safe and secure. Plenty of amenities nearby and Brian gave some good recommendations for food options. Thoroughly enjoyed our stay and would have loved to stay another night but unfortunately the place was too popular.



Jen

September 2023

Just lovely! Brian is kind and thoughtful. The place has amazing energy!



Nathaniel

September 2023

My wife and I had a wonderful stay. Sadly we were only there for a couple days - we easily could have stayed for weeks it was so comfortable and beautiful. We were working remotely for part of the time and the living room area was great for this with big windows and the inspiring views of the studio below. We loved looking around the studio - Brian's sculptures are fascinating and I wish we had more time to learn about all of the work he is doing. There were also some great coffee shops in the area and it was easy to walk to great restaurants, shops, parks, etc. We will definitely come back next time we are in SF



Val

September 2023

We had a wonderful stay at Brian's artist studio loft! It was nearby everything we wanted to do in SF, and public transit was easily accessible. Brian was flexible with our check-in and we appreciated all his great recommendations. We loved the studio and had a comfortable, peaceful stay.

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16



Sanaz

September 2023

WOW! This listing is truly a gift. I only spent a night at the property, but I spent most of my time admiring the art in the studio as well as in the apartment itself. The split between the art studio and apartment space is clean and clear. Brian is a phenomenal host who spends time walking you through the apartment and provides a bit of history for notable areas in the home. I really had a great night and highly recommend this location to anyone visiting SF.



Megan

August 2023

We loved our stay at Brian's place! He was a fantastic host- generous hearted and kind. He was so welcoming and it was such a privilege to be able to stay in his space. Such a unique experience staying in a loft over his very own studio!



Ryan

August 2023

Brian's place was great!!! He was super friendly and easy to communicate with. Definitely a unique space. The loft is located above his art studio and he built it himself. It was such a fun place to stay. It was very private too. We loved it and are excited to hopefully stay again in the future.



Ava

August 2023

My mom and I stayed in Brian's loft and it was incredible!! We loved how clean and beautiful the space was, and the quietness and calmness of the surrounding area. I will definitely be staying again when I return to SF.



Kylee

August 2023

Beautiful and clean apartment



Adam

August 2023

Brian was a great host and the location was awesome for access to SOMA and the

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16



Ben

August 2023

Great place, great host, great location....Brian was very helpful and accommodating! This is our home in San Fran and would return in the future.



Christina

August 2023

This is a gem of the artsy Mission district. As an artist myself, I felt extremely excited and happy to be staying in the loft of a working studio, part of a block sized Artist Collective. — pretty much a lifelong dream — to get to come and see the studio with projects in progress was a delight. The loft itself is up a beautiful spiral staircase, and loft space is beautifully appointed with artwork and carefully curated pieces from all over the world. I had a great bath in the clawfoot tub, a nice cup of tea sitting by the beautiful windows and a great night sleep in the huge bed. If you're an artist especially I highly recommend this beautiful space. Plus restaurants galore, including Tartine a block away. And a beautiful community grocery store just another block away.



Gerardo

August 2023

Brian's studio loft has a lot of intricate details and a lot of thought was put into creating the space. It has a really warm character, very inviting. Would recommend to a friend for sure!



Udarius

July 2023

The photos and description did not do Brian's place justice. Though San Francisco is an incredible city to visit, staying here makes the experience that much more majestic. Everything about the loft and the art studio below are intentional. The area is convenient with a market, chocolate shop, and world-famous bakery, just a block away. The space and amenities make you feel right at home while simultaneously transporting you to a different era. Brian himself is an interesting and talented artist who is willing to share his work and passions with you. Because she is a friend of Brian's, we even met the poet laureate of San Francisco while there! There really is no other place I'd like to stay when in SF.

... .

https://www.airbnb.com/rooms/1944564?preview_for_ml=true&source_impression_id=p3_1682969973_KqZRGozPUa6pzEOJ&check_in=2024-01-14&guests=1&adults=1&check_out=2024-01-16

photos and description - it was unique and so thoughtfully assembled. With a spectacular view over the studio below, it's the perfect place for creatives, and art-appreciators, to glean inspiration. The loft itself is very clean and comfortable. It houses a plethora of artifacts and artwork, each with its own backstory. It's hard to look at any corner of the room without spotting something special. Brian kindly met me at the door and gave a full tour of his space. He answered all of my questions, gave recommendations for goings-on during my stay, and chatted about his current (extraordinary) ventures/projects! I would absolutely stay in Brian's space again and would highly recommend it to anyone.



Thomas

July 2023

My wife and I stayed in Brian's beautiful space located within his working art studio and it truly was one of a kind. Every detail within the apartment is carefully considered and highlights the unique nature of the Bay Area. The bed is a very comfortable king, the laundry room is convenient for a longer stay. The kitchen is well appointed and the sitting area was comfortable with a view into the courtyard and studio space. The apartment is located right near Tartine which was perfect for our early morning breakfast and coffee stops. We appreciated the variety of other food options offered by the proximity to The Mission. We flew into SFO and were able to take BART and walk to the space so that was another point for convenience. There was some minor noise from trucks and gates being opened in the night (to be expected in the city) but otherwise it was a fabulous location and space, we would definitely stay again if we were in the area.



Ishan

July 2023

One of the best bnb experiences. Right from Brian being a wonderful, supremely helpful host to the place being a beautiful, comforting abode, I cannot recommend this place highly enough!



Kevin

July 2023

There is a reason for all of the amazing reviews on this listing. The apartment itself is a piece of art - built with great detail and love. Brian was an amazing host who was a pleasure to get to interact with. The apartment is in a nice safe part of the city. You will not be disappointed staying here.



NOTICE OF INELIGIBLE SHORT-TERM RESIDENTIAL RENTAL APPLICATION AND NOTICE OF COMPLAINT

December 8, 2023

PROPERTY OWNERS

PROJECT ARTAUD
499 ALABAMA ST
SAN FRANCISCO, CA 94110

APPLICANT

BRIAN GOGGIN
499 ALABAMA STREET, UNIT 123
SAN FRANCISCO, CA 94110

Subject Property:	499 Alabama Street, Unit 123
Assessor's Block/Lot:	3969/001
Application No.:	2023-003936STR
OSTR Staff Contact:	Dario Jones, 628.652.7405 or dario.jones@sfgov.org

The San Francisco Office of Short-Term Rentals (OSTR) regrets to inform you that we are unable to approve your application for a Short-Term Rental (STR) Certificate for the subject property for the following reasons:

1. OSTR occasionally requests records from Airbnb hosts as part of our standard compliance procedures. This practice is designed to ensure that all hosts fully comply with applicable laws.
2. Upon evaluating the number of days for your unhosted STR, it has come to our attention that you have exceeded the maximum allowable unhosted rentals for the year. Please be aware that the City's short-term rental program is designed to permit only limited short-term rentals within an individual dwelling unit where the host resides for a minimum of 275 nights annually.
3. On November 29, 2023, the Office of Short-Term Rentals (OSTR) received an anonymous complaint concerning your residency status. The complaint suggests that you are not a permanent resident and

occupy a separate unit within the property in question. This concern is amplified by our review of your listing and customer reviews, especially noting the frequency of stays without a host present. It raises significant doubts about whether you reside at the property as a permanent resident.

4. It's important to note that the City's short-term rental program only allows short-term rentals in the individual dwelling unit where the host lives for at least 275 nights each year. Consequently, operating a short-term rental (STR) in a dwelling unit where you are not a permanent resident constitutes a violation of San Francisco Administrative Code, Chapter 41A.5(g)(1)(A). For context, Chapter 41A defines a permanent resident as someone who occupies a Residential Unit for at least 60 consecutive days with the intention of making it their primary residence. A Permanent Resident can be either an owner or a lessee.
5. Due to the apparent violation of Chapter 41A by your operation, your application has been denied. Furthermore, we require you to cease advertising your property on all online hosting platforms, such as Airbnb, and discontinue all short-term rentals on your property immediately. Failure to comply may result in enforcement actions, including daily fines of \$484 per dwelling unit, pursuant to Chapter 41A. Please note that the City's short-term rental program permits short-term rentals only in individual dwelling units where the host resides for at least 275 nights per year. Operating an STR in a dwelling unit where you are not considered a permanent resident is a violation of Chapter 41A.5(g)(1)(A) of the San Francisco Administrative Code.

Appeal Process:

If you wish to appeal this decision, you may file a formal written appeal to CPC.STR.Appeals@sfgov.org within 30 days of receiving this letter. Your appeal must include screenshots of any monthly booking calendars for short-term rentals from January 1, 2023, to December 20, 2023, as mandated by Chapter 41A of the San Francisco Administrative Code. Include any additional documentation to support your appeal when filing. Staff may request a site visit if a future appeal or new application is submitted.

Frequently Asked Questions – For Ineligible Applications

Are Medical, Family, or Financial Hardships or Challenges Grounds for an Exception?

These types of issues are not grounds for an exception from the City’s Short-Term Rental Rules.

If I do not currently live in the dwelling unit, but plan to someday, can I still get a certificate?

No. Hosts must currently reside as permanent residents (present at least 275 nights per year) in the dwelling unit.

My unit is classified as a live/work or artist live/work unit. How can I learn more about the Notice of Special Restrictions (“NSR”) and how it affects use of the unit?

Contact the OSTR staff contact, listed above; and/or view the NSR by reviewing the document recorded for your block and lot (equivalent of a parcel number – see Page 1) with the San Francisco Assessor-Recorder (1st floor of City Hall).

I thought I was already in compliance since I had a business registration certificate (business license/business account number) from the City’s Treasurer and Tax Collector. Why is this an issue now? Did the law change?

Before February 2015, all paid rentals for less than 30 days in residential dwellings were illegal (no grandfathering exception exists).

After February 2015, short-term rental hosts were required to a) obtain a business registration from the tax collector; b) ensure hotel taxes (also known as transient occupancy taxes) were paid (though this is automatically remitted for hosts only using Airbnb - to the City’s Tax Collector); and also c) obtain a short-term residential rental certificate from the Office of Short-Term Rentals.

In other words, since February 2015, it has been illegal to offer/advertise (online listings)/host short-term rentals (stays of LESS than 30 days), in a residential dwelling, without an approved short-term residential rental certificate, from the Office of Short-Term Rentals.

What happens if I (or my property manager) ignore this denial letter and continue to host/offer short-term stays (for guest staying less than 30 days) or honor my pre-existing pending reservations?

A notice of violation can be issued with penalties of \$484 per day, per dwelling unit. Even if you plan to file an appeal, you must cease short-term rental hosting activity. Most hosting platforms (websites) can cancel stays for you and re-book guests if you call and let them know of the extenuating circumstance.

The denial was due to my offering short-term rentals in a separate dwelling unit at the same property where I live. However, my tax bill and/or real estate appraisal shows the property as a single-family home; and does not mention multiple dwelling units. Is that grounds for an exception?

While tax bills, zoning district designations, or appraisals may list a property as a single-family home, the actual layout of the space (e.g. presence of semi-separate living spaces with full bathrooms [toilet and shower/bath], kitchen sink and kitchen counters); and/or certain City records (e.g. 3-R Reports, prior building permits [especially those categorized as “Alterations WITH Plans”], and historic records) may demonstrate the presence of multiple dwelling units at the property.

If there are multiple dwelling units at the property, a registered host may only host short-term rentals on a LIMITED basis (e.g. no more than 90 cumulative nights of whole-unit rentals per year) in the same individual dwelling unit where they also reside at least 275 nights per year.

Can I remove the second dwelling unit and turn the home/property into just one dwelling unit; with short-term rentals offered downstairs?

The removal of dwelling units requires affirmative approval from both the Department of Building Inspection and Planning Department; and is typically discouraged by City policies. Hosts should not add or remove elements such as bedrooms, bathrooms, kitchen sinks, kitchen counters, or stoves without approval from both the Department of Building Inspection and Planning Department.

If I no longer plan to host short-term rentals, should I go ahead and close my separate business registration certificate with the Treasurer and Tax Collector?

Yes, if this is/was your only business activity in San Francisco. Visit: www.sftreasurer.org/accountupdate

Is the OSTR application fee refundable?

No.

If I hosted short-term rentals in the past do I need to pay the hotel taxes?

If you used services/hosting activity other than Airbnb, and you hosted paid short-term stays of less than 30 days, then in order to avoid potentially significant penalties you will need to ensure you pay the applicable hotel (“transient occupancy”) taxes (typically 14% of rental revenue) to the City’s Treasurer and Tax Collector; which is a separate City agency from the Office of Short-Term Rentals. Also, see the FAQ portion of the SF Business Portal at: <https://businessportal.sfgov.org/start/starter-kits/short-term-rental>.

Is there an exception from the City’s short-term rental rules for properties in the Coastal Zone?

No. In addition, the majority of residential neighborhoods (generally all areas east of 46th Avenue) in San Francisco fall outside the coastal zone.

If I switch to monthly (30-day minimum stays), or longer rentals, do I need approval from a City Agency?

Not typically, assuming the space is compliant with Planning and Building Codes.

- This information is not intended to override any lease agreements or other private restrictions (homeowner’s association bylaws, or below-market-rate program rules) that may prohibit such activity.
- If you choose to use an online listing, ensure any listing language and booking calendars clearly denotes a 30-day minimum guest stay. If you manage multiple rental properties you may still need to have a (separate) business registration certificate from the City’s Treasurer & Tax Collector.
- Ensure that any spaces (e.g. bedrooms, bathrooms, kitchen sinks, kitchen counters, cooking appliances) being offered are legally permitted.
- Ensure that (online) booking calendars clearly limit requests to book to no less than 30 days (30-day minimums per guest stay).
- No registration is required with the Office of Short-Term Rentals, for guest stays of 30 days or more, per guest.
- Please note that the Office of Short-Term Rentals cannot provide advice on (long-term) rental laws.

EXHIBIT C**Administrative Guidance Regarding the Short-Term Rental Application Process: What Happens After An Application Has Been Submitted?**

(A) These guidelines are promulgated by the Office of Short-Term Rentals for the City and County of San Francisco ("OSTR") pursuant to S.F. Administrative Code Section 41A.7(a). OSTR may update these Guidelines from time to time, including as necessary and appropriate to conform to any future amendments to Article 41A.

(B) If OSTR determines that a Short-Term Rental Application meets the criteria to obtain a Short-Term Rental Registration Number, the Residential Unit will be added to the Short-Term Residential Rental Registry. OSTR will send a Short-Term Residential Rental certificate, which contains the assigned Registration Number, to the applicant by United States mail. OSTR will also send a copy of the Short-Term Residential Rental certificate to the applicant by email, if the applicant has provided an email address to OSTR.

(C) If OSTR determines that a Short-Term Rental Application does not meet the criteria to obtain a Short-Term Rental Registration Number, OSTR shall notify the applicant in writing of the fact and basis for the determination of ineligibility ("Rejection Notice"). OSTR will send the Rejection Notice to the applicant by United States mail. OSTR will also send a copy of the Rejection Notice to the applicant by email, if the applicant has provided an email address to OSTR.

(D) The Rejection Notice shall inform the applicant of the right to submit a written appeal of the OSTR's determination and the procedure for submitting such an appeal.

(E) A person receiving a Rejection Notice may appeal it within thirty (30) calendar days from the date the document is sent.

- 1) The appeal must: (a) be in writing and specify, in detail, the basis for the appeal; and (b) include any additional documentation, including affidavits, relating to the OSTR's determination that the applicant would like OSTR to consider in connection with the appeal.
- 2) The appeal may be submitted to OSTR: (a) in person at 49 South Van Ness Avenue, Suite 1400 (Counter in the Planning Department Office); (b) via email to the following address: CPC.STR.Appeals@sfgov.org (preferred method); or (c) via United States mail sent to

EXHIBIT C

the following address: Office of Short-Term Rentals, Attn: Diego Sanchez,
49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103.

- (F) If a host fails to submit an appeal within the prescribed time, the OSTR's determination shall be final.
- (G) Any appeal will be considered by an OSTR employee other than the employee who was primarily responsible for the initial investigation and determination.
- (H) The applicant shall have the burden of proving by a preponderance of the evidence that the basis for the Rejection Notice is incorrect.
- (I) Within thirty (30) calendar days of the submission of the appeal, OSTR shall either affirm or reverse its determination based upon the evidence presented. OSTR shall notify the applicant in writing of its determination. OSTR's determination shall be final upon issuance.
- (J) The sole means of review of the OSTR's determination on appeal shall be by filing in the San Francisco Superior Court a petition for a writ of mandate under Section 1094.5 of the California Code of Civil Procedure.

Re: Short Term Rental Application - 499 Alabama Street

Brian Goggin <gogginsculpture@gmail.com>

Wed 12/27/2023 1:57 PM

To: Jones, Dario (CPC) <dario.jones@sfgov.org>

Thank you Dario,

I am so sorry to hear my license has been declined. I was doing good in the community and this income in the space was enabling me to support the art making and community outreach salons as well as cover my medical expenses for my MS diagnosis. Is it possible for me to apply for a short term rental with a 90 minimum per year? May I speak with you?

Kind regards,

Brian Goggin

On Dec 18, 2023, at 10:59 AM, Jones, Dario (CPC) <dario.jones@sfgov.org> wrote:

Dear Brian,

I am writing to clarify a recent miscommunication concerning your application for the 90-day un-hosted permit.

It has come to our attention that an email sent on December 8, 2023, mistakenly indicated that your application had been approved. We sincerely apologize for this oversight and any confusion it may have caused. Upon further review, we must inform you that, unfortunately, your application has not been approved.

For more details, please refer to the attached notice, which outlines the specifics of the decision.

If you have any further questions or need clarification, please do not hesitate to contact me via email.

Thank you,

Dario Jones

Senior Planner, Office of Short-Term Rentals

Planning Department | City and County of San Francisco

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7405

www.sfplanning.org

[San Francisco Property Information Map](#)

From: Brian Goggin <gogginsculpture@gmail.com>
Sent: Sunday, December 10, 2023 11:30 AM
To: Jones, Dario (CPC) <dario.jones@sfgov.org>
Subject: Re: Short Term Rental Application - 499 Alabama Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Dario,

The certificate for the 90-day un-hosted permit was not attached. Could you please resend it? I am not clear about what you are asking me to do.

Please also know that I am leaving today on a long-planned meditation retreat with my brother, and I will be unavailable to respond to your anticipated reply to this email until I return next Sunday. Thank you for your time and consideration.

Respectfully,

Brian

On Dec 8, 2023, at 11:51 AM, Jones, Dario (CPC) <dario.jones@sfgov.org> wrote:

The Office of Short-Term Rentals has approved your short-term rental certificate (attached). Please note that your certificate is valid for two years and you are limited to no more than 90-days of un-hosted rentals.

Regards,

Dario Jones
Senior Planner, Office of Short-Term Rentals
Planning Department | City and County of San Francisco

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7405
www.sfplanning.org
[San Francisco Property Information Map](#)

<499 Alabama Street, Unit 123 NOI.pdf>

LERT-23-33625_Basic User Information

	A	B	C	D	E
1	user_id	first_name	last_name	created_at	initial_ip
2	812141	Brian	Goggin	7/12/2011 23:49	76.233.220.94
3	812141	Brian	Goggin	7/12/2011 23:49	76.233.220.94

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	user_id	reservation_id	confirmation_code	listing_id	street	apt	city	state	country	zipcode	guest_id	host_id	start_date	nights	base_price	host_fee
2	812141	4499949937	HMQT8RXFC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	55156950	812141	4/1/2022	1	116	6
3	812141	4237736466	HMXEA2TPB2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	58383154	812141	4/2/2022	2	210	9
4	812141	4033379273	HMHQEZWFFT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	110466926	812141	4/4/2022	2	240	10
5	812141	4293541504	HM8SRDFQKD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	197179128	812141	4/6/2022	1	101	5
6	812141	4145115901	HMAFWKYEEE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	108622693	812141	4/7/2022	2	263	10
7	812141	4236677113	HMDRRRC5M83	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	27680854	812141	4/9/2022	3	312	12
8	812141	4230663944	HMM8NY49SH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	86255314	812141	4/12/2022	3	298	11
9	812141	4410431770	HMPE3DPSS4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	26172294	812141	4/15/2022	1	102	5
10	812141	4235911731	HMP92ZTZE5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	185014109	812141	4/16/2022	5	530	18
11	812141	4287171179	HM8WDW8KWW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	407512372	812141	4/22/2022	2	206	9
12	812141	4383330396	HM3Z9PQKXY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	149431305	812141	4/24/2022	2	201	8
13	812141	4263700209	HM85CRM5PK	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	440769777	812141	4/26/2022	3	296	11
14	812141	4310267144	HMHM9R5XKD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	212050063	812141	4/29/2022	2	190	8
15	812141	4209027795	HMZH2BEKFA	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	199424237	812141	5/1/2022	3	359	13
16	812141	4302761643	HMJTNBFSC8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	442558707	812141	5/4/2022	1	99	5
17	812141	4462306276	HMWJPWBW85	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	73385319	812141	5/5/2022	1	96	5
18	812141	4444824778	HM8YN9RK2D	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	16070934	812141	5/6/2022	3	285	11
19	812141	4223112091	HM9CSHSY45	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	339251611	812141	5/9/2022	4	470	17
20	812141	4643607431	HM9PM4BMKM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	233040506	812141	5/13/2022	4	465	16
21	812141	4647829323	HM33EBN429	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	21376446	812141	5/17/2022	3	302	11
22	812141	4643408881	HMZRDE5JEX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	103895096	812141	5/20/2022	3	372	14
23	812141	4655406999	HMQSXJPWJH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	390856096	812141	5/23/2022	1	115	6
24	812141	4643745367	HM3A2PFTDZ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	83598875	812141	5/24/2022	3	375	14
25	812141	4669051066	HMXNPCRQM8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	33778414	812141	5/27/2022	1	149	7
26	812141	4650475762	HMBQNK5C4H	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	1972577	812141	5/28/2022	1	137	7
27	812141	4661133057	HMCN4JNQ9E	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	59389957	812141	5/29/2022	5	609	21
28	812141	4661832646	HM9Y9NXT5B	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	122409031	812141	6/3/2022	5	634	21
29	812141	4661124086	HMWKKF85T9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	289737274	812141	6/8/2022	4	547	19
30	812141	4653673644	HMZWX3HYPP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	15644812	812141	6/12/2022	5	747	25
31	812141	4643428613	HMZMH8PYN5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	19118042	812141	6/17/2022	1	101	5
32	812141	4668309872	HMWQDPTRHW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	51162524	812141	6/18/2022	1	143	7
33	812141	4724814746	HM3NWN44XT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	58143928	812141	6/19/2022	2	238	10
34	812141	4686367878	HMS9K8FDQM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	31426251	812141	6/21/2022	1	122	6
35	812141	4644034984	HMYCJHHKNM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	83631581	812141	6/22/2022	3	328	12
36	812141	4643361490	HMXF2RAPM8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	125442221	812141	6/25/2022	3	385	14
37	812141	4643552478	HMTDH9WF9N	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	68877452	812141	6/29/2022	2	198	8
38	812141	4643506177	HMX35NBBNX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	6229115	812141	7/1/2022	8	1022	33
39	812141	4810240615	HMCWPBWZ3J	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	171887964	812141	7/9/2022	1	138	7
40	812141	4726033103	HMPHTDN2WJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	22328925	812141	7/10/2022	2	212	9
41	812141	4643360161	HM2YRPPB5C	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	72183153	812141	7/12/2022	3	405	15
42	812141	4647310663	HMH2P3HESH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	138019620	812141	7/15/2022	2	265	10
43	812141	4825760829	HMZ4HMY4SB	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	463255989	812141	7/17/2022	1	107	6
44	812141	4644225044	HM4KMP8Y9R	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	873621	812141	7/18/2022	1	115	6

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
45	812141	4831100570	HMZA98XMCJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	314558080	812141	7/19/2022	1	101	5
46	812141	4829598708	HMCKQJQ4TC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	422781445	812141	7/20/2022	2	266	10
47	812141	4897068014	HM4N28CJWQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	469846566	812141	7/22/2022	1	149	7
48	812141	4650809531	HMXFT2SDBP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	231357926	812141	7/24/2022	3	363	13
49	812141	4664429712	HMEDW93DTH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	16505455	812141	7/27/2022	2	303	11
50	812141	4802828811	HMCEJFHACW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	42508680	812141	7/29/2022	1	140	7
51	812141	4655169765	HMF AJRFDSE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	77332083	812141	7/30/2022	3	442	16
52	812141	4779524825	HMA2JBQMPD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	8134674	812141	8/2/2022	2	350	13
53	812141	4643840080	HMKY8TNA23	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	403565746	812141	8/4/2022	4	537	19
54	812141	4763466235	HMXHPZPWWM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	3258493	812141	8/8/2022	2	350	13
55	812141	4930084309	HMHBWJNJ5F	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	90710655	812141	8/10/2022	1	144	7
56	812141	4915607264	HM8BD2P332	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	23105880	812141	8/11/2022	1	142	7
57	812141	4646402041	HMW9K9JNHT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	261869476	812141	8/12/2022	2	246	10
58	812141	4858080583	HMTRZPCYSF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	4537824	812141	8/14/2022	1	119	6
59	812141	4648670379	HMZTHQNB4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	301278903	812141	8/15/2022	6	769	25
60	812141	4930856051	HMX2MWZ394	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	14127536	812141	8/21/2022	1	150	7
61	812141	4937336339	HMHAECHQNP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	4149493	812141	8/22/2022	1	57	4
62	812141	4859923213	HMECWA5HWQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	79044633	812141	8/23/2022	1	127	6
63	812141	4840482432	HMNN4S8CYD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	32444000	812141	8/24/2022	2	287	11
64	812141	4645156774	HMZ8FZCZEP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	411500279	812141	8/26/2022	7	743	25
65	812141	4930842887	HMEAMDKXNN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	51790143	812141	9/2/2022	1	130	6
66	812141	4653189029	HMQD5EJ45Q	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	87565758	812141	9/3/2022	3	438	16
67	812141	4930477817	HMP EHA YC5K	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	18923279	812141	9/6/2022	1	130	6
68	812141	4653829111	HMM5JYHYHT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	205423322	812141	9/7/2022	5	703	23
69	812141	4867271704	HMF4DTFZX5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	52253450	812141	9/12/2022	5	846	28
70	812141	4899730143	HMJHR2QTY3	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	465819233	812141	9/17/2022	2	240	10
71	812141	4894755772	HMZ8A8CWF9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	118744354	812141	9/19/2022	1	127	6
72	812141	4938261709	HMT HQB4DAC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	432233683	812141	9/20/2022	1	95	5
73	812141	4928599858	HM3KPRBJEN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	251646283	812141	9/21/2022	2	224	9
74	812141	4657268932	HM528PHE5R	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	458145538	812141	9/23/2022	2	329	12
75	812141	4831585396	HMH RB5Y TJM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	28856862	812141	9/25/2022	1	127	6
76	812141	4653576757	HMK9REDBMD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	412576407	812141	9/26/2022	5	649	22
77	812141	4722292486	HMMN5MDJSF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	461770928	812141	10/1/2022	2	348	13
78	812141	4912506169	HMTX8FA459	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	200500098	812141	10/3/2022	2	286	11
79	812141	4645083174	HMXETC3Y2T	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	144460696	812141	10/5/2022	2	243	10
80	812141	4912166979	HMDTQ28D2F	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	272275563	812141	10/7/2022	1	130	6
81	812141	4667255828	HM3RR4FYY3	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	222737800	812141	10/8/2022	3	500	17
82	812141	4940204636	HMFEXWZ9E	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	188242840	812141	10/11/2022	1	113	6
83	812141	4934978476	HMBRMCE8C8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	122444801	812141	10/12/2022	1	192	8
84	812141	4644194979	HMTF9FPPKS	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	329041494	812141	10/13/2022	5	550	19
85	812141	4958386998	HMQ2N34HJJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	46929481	812141	10/18/2022	1	120	6
86	812141	4959979333	HMR RJ59R9C	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	138328862	812141	10/19/2022	1	103	5
87	812141	4955455536	HMYPSZ295Z	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	8057160	812141	10/20/2022	3	413	15
88	812141	4956475886	HMKSK8QYAD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	75012089	812141	10/23/2022	2	225	9

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
89	812141	4716813607	HM8JTSRN9N	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	7893987	812141	10/25/2022	3	522	18
90	812141	4683912649	HMWXYKKS8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	131701619	812141	10/28/2022	3	457	16
91	812141	4965107967	HMJBY8248	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	311509494	812141	10/31/2022	1	95	5
92	812141	4920978965	HMH9HSRSNN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	85008160	812141	11/1/2022	2	302	11
93	812141	4643508400	HMBA39J5J3	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	183938664	812141	11/3/2022	2	235	9
94	812141	4957823819	HMQQPHH2RZ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	104729171	812141	11/5/2022	1	150	7
95	812141	4669021181	HM3RK3WHAD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	51005711	812141	11/6/2022	2	288	11
96	812141	4908216418	HMDXEPCZNT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	55958226	812141	11/8/2022	3	482	17
97	812141	4950812098	HMS5K4H4HJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	13545665	812141	11/11/2022	1	149	7
98	812141	4643447360	HMMN3QFRZM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	392448375	812141	11/12/2022	1	150	7
99	812141	4664668810	HMJF4JZ5BY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	47860137	812141	11/13/2022	3	403	14
100	812141	4934858765	HMCJFX8TD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	108195869	812141	11/16/2022	1	132	6
101	812141	4969384079	HMY8KAHR55	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	147733151	812141	11/17/2022	1	95	5
102	812141	4963488195	HMM4BPPJ49	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	36237337	812141	11/18/2022	1	190	8
103	812141	4650065747	HMTA49SC8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	6716114	812141	11/19/2022	1	131	6
104	812141	4945396981	HMQWY2DYEK	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	354571	812141	11/20/2022	2	315	12
105	812141	4960772210	HMJJMAPJ5Z	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	193517321	812141	11/22/2022	1	122	6
106	812141	4971114259	HMSEH8SYPC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	71747179	812141	11/24/2022	1	108	6
107	812141	4968333669	HM84N2QP5Z	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	334860907	812141	11/25/2022	1	123	6
108	812141	4723670432	HMPF9QX9HN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	33034761	812141	11/26/2022	2	249	10
109	812141	4970938921	HMYW8TPKRE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	15671061	812141	11/28/2022	1	95	5
110	812141	4651289936	HMTPIRKD3Z	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	123897295	812141	11/29/2022	6	951	31
111	812141	4725675344	HMTDKWRJF8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	53718481	812141	12/5/2022	3	343	13
112	812141	4956202147	HMP5HCZFX8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	110685040	812141	12/8/2022	2	308	12
113	812141	4678533907	HM8D4MBP33	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	183787864	812141	12/10/2022	5	590	20
114	812141	4973643856	HM8PFZQ8E8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	400386538	812141	12/15/2022	2	237	10
115	812141	4759645339	HMWFB4Q432	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	22389256	812141	12/17/2022	2	350	13
116	812141	4906247331	HMEZYP3YWW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	27699414	812141	12/19/2022	4	696	23
117	812141	4976150890	HMKQPJCTKC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	486053942	812141	12/23/2022	1	118	6
118	812141	4944979601	HMAHA9DCN8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	25019427	812141	12/24/2022	2	416	15
119	812141	4980180537	HMX8WTQ8KY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	10920759	812141	12/26/2022	1	115	6
120	812141	4903346726	HMFSAQA4F	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	83584684	812141	12/27/2022	2	338	13
121	812141	4983606359	HM9AWX9Q5Q	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	170252900	812141	12/29/2022	1	108	6
122	812141	4982039424	HM92DEKNCF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	491597953	812141	12/30/2022	2	340	13
123	812141	4978269532	HMC33W33PM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	15671061	812141	1/1/2023	3	567	19
124	812141	4844196737	HMF9ZCZXF5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	413152	812141	1/5/2023	3	525	18
125	812141	4952976028	HMQA48ZBSH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	324537	812141	1/8/2023	9	1489	47
126	812141	4948104522	HM8ZFP48HD	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	39873496	812141	1/17/2023	5	880	29
127	812141	4987461190	HMDD9T9NBW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	291688743	812141	1/22/2023	1	177	8
128	812141	4989816657	HMYM22HPFW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	10785482	812141	1/23/2023	3	630	21
129	812141	4984911598	HMM4YEAYZX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	82343974	812141	1/26/2023	1	210	9
130	812141	4997532619	HM9JRJNYP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	423366467	812141	1/27/2023	1	139	7
131	812141	4993698334	HM4D8E98F9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	294426875	812141	1/28/2023	1	210	9
132	812141	4945545674	HMKMHZ29MS	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	246544065	812141	1/29/2023	4	690	23

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
133	812141	4988729079	HMXNFRSC3D	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	69705158	812141	2/2/2023	1	138	7
134	812141	4973328988	HMAMTWFMZ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	167295685	812141	2/3/2023	2	420	15
135	812141	4978568148	HMTKEXAA8E	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	26689668	812141	2/5/2023	6	1260	40
136	812141	4960772002	HMCH3WED5N	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	136309450	812141	2/11/2023	1	210	9
137	812141	5005521156	HMS2ZDEZ4H	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	194814894	812141	2/12/2023	1	190	8
138	812141	5000600445	HMEP5SB9T9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	10785482	812141	2/13/2023	2	380	14
139	812141	5004039240	HMC4FWMYXN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	61844340	812141	2/15/2023	1	190	8
140	812141	4849769717	HMQXZQPHF2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	93201378	812141	2/16/2023	5	875	29
141	812141	5011318560	HMCQ58ZQAQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	76987388	812141	2/21/2023	1	99	5
142	812141	5009163165	HMBP5AWPJX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	51475356	812141	2/22/2023	3	540	19
143	812141	4988932468	HMC9CEB4NP9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	440930950	812141	2/25/2023	2	420	15
144	812141	4988471106	HMX54NB2WT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	15644812	812141	2/27/2023	5	1010	33
145	812141	4973376590	HMSBAKJMWV	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	58891850	812141	3/4/2023	3	630	21
146	812141	5009654032	HMEWSWJS3A	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	22780545	812141	3/7/2023	2	380	14
147	812141	5018707166	HM5W995KA2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	1792445	812141	3/9/2023	2	320	12
148	812141	5006527065	HMY8FMMRZ8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	20493209	812141	3/11/2023	1	181	8
149	812141	4681809965	HMK44WDJCA	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	256987833	812141	3/13/2023	4	600	20
150	812141	5020387113	HMM5BYKEYQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	420450614	812141	3/17/2023	2	356	13
151	812141	5020269086	HMDNHK3TZX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	27437327	812141	3/19/2023	1	178	8
152	812141	4978433992	HMXMQXANFW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	338814307	812141	3/20/2023	4	840	28
153	812141	5023780624	HM9DN5PWTN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	112000679	812141	3/24/2023	3	484	17
154	812141	4999456484	HM4ZHPHWYM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	2766781	812141	3/27/2023	2	420	15
155	812141	5025361112	HMQWCCWKC4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	18130204	812141	3/29/2023	1	128	6
156	812141	5022319033	HMB8DTT29M	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	18221120	812141	3/30/2023	1	210	9
157	812141	4957598933	HMTX935E2W	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	69823098	812141	3/31/2023	4	712	24
158	812141	4996811246	HMF598S3J5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	45247810	812141	4/4/2023	5	1050	34
159	812141	5022737844	HMHXRST5JX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	2998040	812141	4/9/2023	1	206	9
160	812141	5030119592	HMJARWY5FR	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	45452156	812141	4/11/2023	3	527	18
161	812141	4941958222	HMEYRY44Q8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	65261049	812141	4/14/2023	7	1195	38
162	812141	4658181690	HMXTPD4NPE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	214810372	812141	4/22/2023	13	1269	40
163	812141	5041079861	HMSQQC22CQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	388317957	812141	5/5/2023	2	420	15
164	812141	4945598006	HMWS8JMNRY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	32747223	812141	5/7/2023	9	1488	47
165	812141	5039579833	HMZT9KDW5B	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	21981330	812141	5/16/2023	3	630	21
166	812141	5022355322	HMW453BWYX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	34534338	812141	5/19/2023	3	630	21
167	812141	5027780469	HM4WZCHHQ8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	29051999	812141	5/22/2023	1	210	9
168	812141	5057067094	HMZTC5PZH3	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	4810213	812141	5/24/2023	1	99	5
169	812141	5057709292	HMWW3RNCZ8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	159501765	812141	5/25/2023	2	198	8
170	812141	4714610409	HMBRY9NF9X	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	20754404	812141	5/27/2023	5	870	29
171	812141	5051333525	HMESWCRRQP	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	468546660	812141	6/1/2023	1	178	8
172	812141	4955500834	HMW2QPAXQK	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	229861457	812141	6/2/2023	3	530	18
173	812141	4985812480	HM3X45SBCS	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	261179215	812141	6/6/2023	5	1050	34
174	812141	5042605839	HMRZD43TYM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	4176466	812141	6/11/2023	2	420	15
175	812141	4939521196	HMEQCQEAYK	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	185711865	812141	6/13/2023	4	704	24
176	812141	5056627605	HMC24QND5Q	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	253238221	812141	6/17/2023	2	420	15

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
177	812141	4964598955	HM49J25BE4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	103448646	812141	6/20/2023	2	420	15
178	812141	5051555035	HM4FXXTDXF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	243839640	812141	6/22/2023	2	420	15
179	812141	4971296435	HMR8KXJFRB	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	55705905	812141	6/24/2023	3	630	21
180	812141	5061280229	HME2CCMWKX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	11697484	812141	6/27/2023	2	309	12
181	812141	5016030900	HM2R2RRB59	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	146296049	812141	6/30/2023	7	1397	44
182	812141	5004630786	HMZEBESEQJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	75383167	812141	7/7/2023	2	420	15
183	812141	5081288671	HMC8MAE9YW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	114216239	812141	7/9/2023	3	300	11
184	812141	4955828174	HM9QHP8B5Q	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	368500690	812141	7/12/2023	5	889	29
185	812141	5085088027	HMMXAFPMF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	34330243	812141	7/17/2023	2	198	8
186	812141	5003949918	HM8HFJXBE5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	14789449	812141	7/19/2023	2	420	15
187	812141	5049040549	HMW4BBCJ52	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	151129468	812141	7/21/2023	2	420	15
188	812141	4984957391	HMCJNHWWQAC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	195548362	812141	7/23/2023	2	420	15
189	812141	5084102173	HMW42K9PY5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	110236917	812141	7/25/2023	2	281	11
190	812141	4989353829	HMWY3FB2DX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	48065237	812141	7/27/2023	4	840	28
191	812141	5091910415	HMCHC88SBF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	310292790	812141	7/31/2023	1	99	5
192	812141	5091151130	HM5MMATJ8Z	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	29438816	812141	8/1/2023	1	99	5
193	812141	5014079296	HMP2DAE52X	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	74268280	812141	8/2/2023	4	840	28
194	812141	5085579223	HMYMFXCMS2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	419785622	812141	8/6/2023	1	147	7
195	812141	5082253597	HMN9J4PHMK	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	1218761	812141	8/7/2023	3	591	20
196	812141	5045446598	HM82RF99FW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	19248169	812141	8/10/2023	2	420	15
197	812141	5009823975	HMPQ3W232F	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	48900623	812141	8/12/2023	5	1050	34
198	812141	4989195642	HMX35E9WXT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	398380166	812141	8/17/2023	5	1050	34
199	812141	5099361382	HMPDJQ5AW8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	499666593	812141	8/22/2023	1	99	5
200	812141	5014595222	HMMRQBW9T4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	25349308	812141	8/23/2023	4	840	28
201	812141	5096424388	HMJWP8HCAH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	2223966	812141	8/27/2023	1	99	5
202	812141	5089849625	HMYAC592EW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	171988669	812141	8/28/2023	1	125	6
203	812141	5107336735	HMXSFQXBKF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	201510072	812141	8/29/2023	1	99	5
204	812141	5003577457	HMZPC34KWF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	633079	812141	8/29/2023	2	420	15
205	812141	5107295051	HMSHS8S393	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	419852023	812141	8/30/2023	1	99	5
206	812141	5102047754	HMRK52YMQE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	13874799	812141	8/31/2023	1	99	5
207	812141	5040739552	HM4E8XZY3Q	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	150448594	812141	9/1/2023	1	210	9
208	812141	5096100712	HMZZ8EHJ95	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	48755337	812141	9/2/2023	2	287	11
209	812141	4986464269	HMY84ZR5RJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	1613439	812141	9/4/2023	2	420	15
210	812141	5098045474	HM3MCY9MY2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	10158610	812141	9/7/2023	1	99	5
211	812141	5014060666	HMEA3F8AYC	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	172119461	812141	9/8/2023	2	420	15
212	812141	5111213747	HMXA8T2DX8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	73817995	812141	9/10/2023	1	99	5
213	812141	5079558825	HMPQR9HDBM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	242347724	812141	9/11/2023	3	630	21
214	812141	5101438297	HM53DHTRJH	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	166565577	812141	9/14/2023	2	324	12
215	812141	5071806340	HM5ABZE9MN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	4696728	812141	9/16/2023	6	1260	40
216	812141	5022734031	HM49JFKTFJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	46576544	812141	9/22/2023	3	630	21
217	812141	5103413185	HMDR2B4WNQ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	2626332	812141	9/25/2023	1	128	6
218	812141	5073838972	HMMZX5XKD2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	12271409	812141	9/26/2023	3	630	21
219	812141	5024341703	HMMW9DNJTY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	22263096	812141	9/29/2023	2	420	15
220	812141	5104914867	HM84QNWQH5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	15671061	812141	10/1/2023	1	210	9

LERT-23-33625_Host Reservations + Payouts

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
221	812141	5120758667	HMDTW2ZPAF	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	123630127	812141	10/2/2023	2	240	10
222	812141	5119481410	HM28KAD3S2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	46374070	812141	10/4/2023	1	120	6
223	812141	5119363900	HMY29ZB2AT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	3159936	812141	10/5/2023	1	120	6
224	812141	5064752510	HM2AF9XBXX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	151455494	812141	10/6/2023	1	210	9
225	812141	5117236833	HM5NXBFZF2	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	192305872	812141	10/7/2023	2	420	15
226	812141	5122914111	HMKX8PYNSJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	20743480	812141	10/9/2023	3	630	21
227	812141	5119884100	HMEWE95WK5	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	85550209	812141	10/12/2023	1	99	5
228	812141	5103165012	HM8WNFYTS8	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	151836845	812141	10/13/2023	1	210	9
229	812141	5098720216	HMJCAMXTBW	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	87976280	812141	10/14/2023	2	400	14
230	812141	5094003272	HM3H5B9Q2K	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	111360622	812141	10/16/2023	3	630	21
231	812141	5049970479	HMP5DX3YT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	17216717	812141	10/19/2023	4	840	28
232	812141	5108606741	HME5BFJMBN	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	67998437	812141	10/23/2023	3	630	21
233	812141	5128351666	HMATRJJSK9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	526159155	812141	10/26/2023	1		
234	812141	5119119221	HMKBPTXPKE	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	7320946	812141	10/27/2023	1		
235	812141	5132337565	HMW8ZTFBEM	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	180408134	812141	10/28/2023	1		
236	812141	5121967242	HMEDZBMX2J	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	5250092	812141	10/29/2023	2		
237	812141	5043763835	HMRYYW4ZK4	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	6027392	812141	10/31/2023	3		
238	812141	5088848653	HM2X3EZBH9	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	8868032	812141	11/3/2023	2		
239	812141	5122252386	HMNEQQ5FQB	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	43769859	812141	11/5/2023	1		
240	812141	5118633583	HMKZDZWHR	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	194776343	812141	11/6/2023	4		
241	812141	5069943804	HMSA5MAFTX	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	96721675	812141	11/10/2023	3		
242	812141	5127192573	HMNYZ4TE33	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	397011481	812141	11/13/2023	4		
243	812141	5040918406	HM8MTSH3EB	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	12051750	812141	11/17/2023	3		
244	812141	5114226119	HM3JBQ4K4E	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	12728612	812141	11/20/2023	2		
245	812141	5084908133	HMBF2S3ZKR	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	176788	812141	11/23/2023	4		
246	812141	5121350147	HM2A4CFADY	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	121879904	812141	12/5/2023	6		
247	812141	5110660659	HMPYDTPEJ	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	181657559	812141	12/28/2023	1		
248	812141	5108285369	HMN4KTMTRAT	1944564	499 Alabama Street	Studio 123	San Francisco	CA	US	94110	31404006	812141	12/29/2023	4		
249														333		

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
1	security_price	extras_price	host_currency	amount_native	native_currency	ts_payout_created_at	id_product	dim_product_type	id	payout_type	payout_address1	payout_address2
2	0	80	USD	190.12	USD	35:29.3	4499949937	STAY	994224	ACH	499 Alabama Street	Studio #322
3	0	80	USD	281.3	USD	56:15.2	4237736466	STAY	994224	ACH	499 Alabama Street	Studio #322
4	0	80	USD	310.4	USD	06:22.7	4033379273	STAY	994224	ACH	499 Alabama Street	Studio #322
5	0	80	USD	175.57	USD	39:32.3	4293541504	STAY	994224	ACH	499 Alabama Street	Studio #322
6	0	80	USD	332.71	USD	18:41.5	4145115901	STAY	994224	ACH	499 Alabama Street	Studio #322
7	0	80	USD	380.24	USD	30:19.6	4236677113	STAY	994224	ACH	499 Alabama Street	Studio #322
8	0	80	USD	366.66	USD	00:52.1	4230663944	STAY	994224	ACH	499 Alabama Street	Studio #322
9	0	80	USD	176.54	USD	40:14.9	4410431770	STAY	994224	ACH	499 Alabama Street	Studio #322
10	0	80	USD	591.7	USD	36:39.6	4235911731	STAY	994224	ACH	499 Alabama Street	Studio #322
11	0	80	USD	277.42	USD	24:12.0	4287171179	STAY	994224	ACH	499 Alabama Street	Studio #322
12	0	80	USD	272.57	USD	49:51.4	4383330396	STAY	994224	ACH	499 Alabama Street	Studio #322
13	0	80	USD	364.72	USD	35:55.6	4263700209	STAY	994224	ACH	499 Alabama Street	Studio #322
14	0	80	USD	261.9	USD	31:30.8	4310267144	STAY	994224	ACH	499 Alabama Street	Studio #322
15	0	80	USD	425.83	USD	18:36.3	4209027795	STAY	994224	ACH	499 Alabama Street	Studio #322
16	0	80	USD	173.63	USD	07:53.4	4302761643	STAY	994224	ACH	499 Alabama Street	Studio #322
17	0	80	USD	170.72	USD	33:08.4	4462306276	STAY	994224	ACH	499 Alabama Street	Studio #322
18	0	80	USD	354.05	USD	03:03.8	4444824778	STAY	994224	ACH	499 Alabama Street	Studio #322
19	0	80	USD	533.5	USD	17:59.4	4223112091	STAY	994224	ACH	499 Alabama Street	Studio #322
20	0	80	USD	528.65	USD	45:15.2	4643607431	STAY	994224	ACH	499 Alabama Street	Studio #322
21	0	80	USD	370.54	USD	08:13.2	4647829323	STAY	994224	ACH	499 Alabama Street	Studio #322
22	0	80	USD	438.44	USD	33:59.0	4643408881	STAY	994224	ACH	499 Alabama Street	Studio #322
23	0	80	USD	189.15	USD	55:43.3	4655406999	STAY	994224	ACH	499 Alabama Street	Studio #322
24	0	80	USD	441.35	USD	54:40.7	4643745367	STAY	994224	ACH	499 Alabama Street	Studio #322
25	0	80	USD	222.13	USD	13:35.9	4669051066	STAY	994224	ACH	499 Alabama Street	Studio #322
26	0	80	USD	210.49	USD	17:05.2	4650475762	STAY	994224	ACH	499 Alabama Street	Studio #322
27	0	80	USD	668.33	USD	36:54.7	4661133057	STAY	994224	ACH	499 Alabama Street	Studio #322
28	0	80	USD	692.58	USD	44:59.2	4661832646	STAY	994224	ACH	499 Alabama Street	Studio #322
29	0	80	USD	608.19	USD	02:08.6	4661124086	STAY	994224	ACH	499 Alabama Street	Studio #322
30	0	80	USD	802.19	USD	14:29.3	4653673644	STAY	994224	ACH	499 Alabama Street	Studio #322
31	0	80	USD	175.57	USD	33:33.4	4643428613	STAY	994224	ACH	499 Alabama Street	Studio #322
32	0	80	USD	216.31	USD	28:44.8	4668309872	STAY	994224	ACH	499 Alabama Street	Studio #322
33	0	80	USD	308.46	USD	39:21.7	4724814746	STAY	994224	ACH	499 Alabama Street	Studio #322
34	0	80	USD	195.94	USD	44:38.6	4686367878	STAY	994224	ACH	499 Alabama Street	Studio #322
35	0	80	USD	395.76	USD	39:01.3	4644034984	STAY	994224	ACH	499 Alabama Street	Studio #322
36	0	80	USD	451.05	USD	02:10.6	4643361490	STAY	994224	ACH	499 Alabama Street	Studio #322
37	0	80	USD	269.66	USD	23:04.4	4643552478	STAY	994224	ACH	499 Alabama Street	Studio #322
38	0	80	USD	1069.33	USD	38:59.3	4643506177	STAY	994224	ACH	499 Alabama Street	Studio #322
39	0	80	USD	211.46	USD	38:44.6	4810240615	STAY	994224	ACH	499 Alabama Street	Studio #322
40	0	80	USD	283.24	USD	23:00.3	4726033103	STAY	994224	ACH	499 Alabama Street	Studio #322
41	0	80	USD	470.45	USD	59:39.2	4643360161	STAY	994224	ACH	499 Alabama Street	Studio #322
42	0	80	USD	334.65	USD	28:28.9	4647310663	STAY	994224	ACH	499 Alabama Street	Studio #322
43	0	80	USD	181.39	USD	31:44.3	4825760829	STAY	994224	ACH	499 Alabama Street	Studio #322
44	0	80	USD	189.15	USD	25:12.1	4644225044	STAY	994224	ACH	499 Alabama Street	Studio #322

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
45	0	80	USD	175.57	USD	30:06.9	4831100570	STAY	994224	ACH	499 Alabama Street	Studio #322
46	0	80	USD	335.62	USD	19:49.2	4829598708	STAY	994224	ACH	499 Alabama Street	Studio #322
47	0	80	USD	222.13	USD	37:22.6	4897068014	STAY	994224	ACH	499 Alabama Street	Studio #322
48	0	80	USD	429.71	USD	38:42.6	4650809531	STAY	994224	ACH	499 Alabama Street	Studio #322
49	0	80	USD	221.16	USD	08:16.9	4664429712	STAY	994224	ACH	499 Alabama Street	Studio #322
50	0	80	USD	213.4	USD	29:07.8	4802828811	STAY	994224	ACH	499 Alabama Street	Studio #322
51	0	80	USD	506.34	USD	59:14.5	4655169765	STAY	994224	ACH	499 Alabama Street	Studio #322
52	0	80	USD	417.1	USD	22:29.7	4779524825	STAY	994224	ACH	499 Alabama Street	Studio #322
53	0	80	USD	598.49	USD	12:53.4	4643840080	STAY	994224	ACH	499 Alabama Street	Studio #322
54	0	80	USD	417.1	USD	39:24.4	4763466235	STAY	994224	ACH	499 Alabama Street	Studio #322
55	0	80	USD	217.28	USD	57:20.9	4930084309	STAY	994224	ACH	499 Alabama Street	Studio #322
56	0	80	USD	215.34	USD	43:51.8	4915607264	STAY	994224	ACH	499 Alabama Street	Studio #322
57	0	80	USD	316.22	USD	41:36.9	4646402041	STAY	994224	ACH	499 Alabama Street	Studio #322
58	0	80	USD	193.03	USD	57:11.6	4858080583	STAY	994224	ACH	499 Alabama Street	Studio #322
59	0	80	USD	823.53	USD	07:53.9	4648670379	STAY	994224	ACH	499 Alabama Street	Studio #322
60	0	80	USD	223.1	USD	54:02.8	4930856051	STAY	994224	ACH	499 Alabama Street	Studio #322
61	0	80	USD	132.89	USD	11:20.9	4937336339	STAY	994224	ACH	499 Alabama Street	Studio #322
62	0	80	USD	200.79	USD	55:53.7	4859923213	STAY	994224	ACH	499 Alabama Street	Studio #322
63	0	80	USD	355.99	USD	18:41.7	4840482432	STAY	994224	ACH	499 Alabama Street	Studio #322
64	0	80	USD	798.21	USD	36:08.8	4645156774	STAY	994224	ACH	499 Alabama Street	Studio #322
65	0	80	USD	203.7	USD	55:14.8	4930842887	STAY	994224	ACH	499 Alabama Street	Studio #322
66	0	80	USD	502.46	USD	33:34.8	4653189029	STAY	994224	ACH	499 Alabama Street	Studio #322
67	0	80	USD	203.7	USD	20:49.7	4930477817	STAY	994224	ACH	499 Alabama Street	Studio #322
68	0	80	USD	759.51	USD	36:01.6	4653829111	STAY	994224	ACH	499 Alabama Street	Studio #322
69	0	80	USD	898.22	USD	11:50.2	4867271704	STAY	994224	ACH	499 Alabama Street	Studio #322
70	0	80	USD	310.4	USD	31:59.4	4899730143	STAY	994224	ACH	499 Alabama Street	Studio #322
71	0	80	USD	200.79	USD	32:00.1	4894755772	STAY	994224	ACH	499 Alabama Street	Studio #322
72	0	80	USD	169.75	USD	27:03.3	4938261709	STAY	994224	ACH	499 Alabama Street	Studio #322
73	0	80	USD	294.88	USD	11:08.3	4928599858	STAY	994224	ACH	499 Alabama Street	Studio #322
74	0	80	USD	396.73	USD	37:50.4	4657268932	STAY	994224	ACH	499 Alabama Street	Studio #322
75	0	80	USD	200.79	USD	59:11.1	4831585396	STAY	994224	ACH	499 Alabama Street	Studio #322
76	0	80	USD	707.13	USD	37:18.8	4653576757	STAY	994224	ACH	499 Alabama Street	Studio #322
77	0	80	USD	415.16	USD	17:10.6	4722292486	STAY	994224	ACH	499 Alabama Street	Studio #322
78	0	80	USD	355.02	USD	17:11.9	4912506169	STAY	994224	ACH	499 Alabama Street	Studio #322
79	0	80	USD	313.31	USD	24:49.9	4645083174	STAY	994224	ACH	499 Alabama Street	Studio #322
80	0	80	USD	203.7	USD	41:33.7	4912166979	STAY	994224	ACH	499 Alabama Street	Studio #322
81	0	80	USD	562.6	USD	26:53.5	4667255828	STAY	994224	ACH	499 Alabama Street	Studio #322
82	0	80	USD	187.21	USD	09:11.7	4940204636	STAY	994224	ACH	499 Alabama Street	Studio #322
83	0	80	USD	263.84	USD	10:04.7	4934978476	STAY	994224	ACH	499 Alabama Street	Studio #322
84	0	80	USD	611.1	USD	41:43.6	4644194979	STAY	994224	ACH	499 Alabama Street	Studio #322
85	0	80	USD	194	USD	38:54.4	4958386998	STAY	994224	ACH	499 Alabama Street	Studio #322
86	0	80	USD	177.51	USD	55:00.4	4959979333	STAY	994224	ACH	499 Alabama Street	Studio #322
87	0	80	USD	478.21	USD	41:39.8	4955455536	STAY	994224	ACH	499 Alabama Street	Studio #322
88	0	80	USD	295.85	USD	04:16.7	4956475886	STAY	994224	ACH	499 Alabama Street	Studio #322

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
89	0	80	USD	583.94	USD	12:04.6	4716813607	STAY	994224	ACH	499 Alabama Street	Studio #322
90	0	80	USD	520.89	USD	13:02.5	4683912649	STAY	994224	ACH	499 Alabama Street	Studio #322
91	0	80	USD	169.75	USD	40:36.3	4965107967	STAY	994224	ACH	499 Alabama Street	Studio #322
92	0	80	USD	370.54	USD	34:09.2	4920978965	STAY	994224	ACH	499 Alabama Street	Studio #322
93	0	80	USD	305.55	USD	14:04.5	4643508400	STAY	994224	ACH	499 Alabama Street	Studio #322
94	0	80	USD	223.1	USD	31:28.6	4957823819	STAY	994224	ACH	499 Alabama Street	Studio #322
95	0	80	USD	356.96	USD	19:59.6	4669021181	STAY	994224	ACH	499 Alabama Street	Studio #322
96	0	80	USD	545.14	USD	24:16.3	4908216418	STAY	994224	ACH	499 Alabama Street	Studio #322
97	0	80	USD	222.13	USD	45:36.9	4950812098	STAY	994224	ACH	499 Alabama Street	Studio #322
98	0	80	USD	223.1	USD	33:43.1	4643447360	STAY	994224	ACH	499 Alabama Street	Studio #322
99	0	80	USD	468.51	USD	32:20.2	4664668810	STAY	994224	ACH	499 Alabama Street	Studio #322
100	0	80	USD	205.64	USD	47:03.3	4934858765	STAY	994224	ACH	499 Alabama Street	Studio #322
101	0	80	USD	169.75	USD	39:51.7	4969384079	STAY	994224	ACH	499 Alabama Street	Studio #322
102	0	80	USD	261.9	USD	18:57.0	4963488195	STAY	994224	ACH	499 Alabama Street	Studio #322
103	0	80	USD	204.67	USD	14:24.6	4650065747	STAY	994224	ACH	499 Alabama Street	Studio #322
104	0	80	USD	383.15	USD	33:15.9	4945396981	STAY	994224	ACH	499 Alabama Street	Studio #322
105	0	80	USD	195.94	USD	15:41.9	4960772210	STAY	994224	ACH	499 Alabama Street	Studio #322
106	0	80	USD	182.36	USD	01:11.9	4971114259	STAY	994224	ACH	499 Alabama Street	Studio #322
107	0	80	USD	196.91	USD	31:23.6	4968333669	STAY	994224	ACH	499 Alabama Street	Studio #322
108	0	80	USD	319.13	USD	21:03.2	4723670432	STAY	994224	ACH	499 Alabama Street	Studio #322
109	0	80	USD	169.75	USD	03:45.8	4970938921	STAY	994224	ACH	499 Alabama Street	Studio #322
110	0	80	USD	1000.07	USD	37:09.2	4651289936	STAY	994224	ACH	499 Alabama Street	Studio #322
111	0	80	USD	410.31	USD	03:51.2	4725675344	STAY	994224	ACH	499 Alabama Street	Studio #322
112	0	80	USD	376.36	USD	42:12.6	4956202147	STAY	994224	ACH	499 Alabama Street	Studio #322
113	0	80	USD	649.9	USD	15:31.6	4678533907	STAY	994224	ACH	499 Alabama Street	Studio #322
114	0	80	USD	307.49	USD	23:45.9	4973643856	STAY	994224	ACH	499 Alabama Street	Studio #322
115	0	80	USD	417.1	USD	45:49.9	4759645339	STAY	994224	ACH	499 Alabama Street	Studio #322
116	0	80	USD	752.72	USD	03:16.9	4906247331	STAY	994224	ACH	499 Alabama Street	Studio #322
117	0	80	USD	192.06	USD	37:57.7	4976150890	STAY	994224	ACH	499 Alabama Street	Studio #322
118	0	80	USD	481.12	USD	26:53.5	4944979601	STAY	994224	ACH	499 Alabama Street	Studio #322
119	0	80	USD	189.15	USD	19:04.5	4980180537	STAY	994224	ACH	499 Alabama Street	Studio #322
120	0	80	USD	405.46	USD	49:45.3	4903346726	STAY	994224	ACH	499 Alabama Street	Studio #322
121	0	80	USD	182.36	USD	10:14.3	4983606359	STAY	994224	ACH	499 Alabama Street	Studio #322
122	0	80	USD	407.4	USD	46:25.2	4982039424	STAY	994224	ACH	499 Alabama Street	Studio #322
123	0	80	USD	627.59	USD	09:33.2	4978269532	STAY	994224	ACH	499 Alabama Street	Studio #322
124	0	80	USD	586.85	USD	36:04.9	4844196737	STAY	994224	ACH	499 Alabama Street	Studio #322
125	0	80	USD	1521.59	USD	44:09.8	4952976028	STAY	994224	ACH	499 Alabama Street	Studio #322
126	0	80	USD	931.2	USD	00:21.7	4948104522	STAY	994224	ACH	499 Alabama Street	Studio #322
127	0	80	USD	249.29	USD	57:38.0	4987461190	STAY	994224	ACH	499 Alabama Street	Studio #322
128	0	80	USD	688.7	USD	40:21.9	4989816657	STAY	994224	ACH	499 Alabama Street	Studio #322
129	0	80	USD	281.3	USD	18:11.9	4984911598	STAY	994224	ACH	499 Alabama Street	Studio #322
130	0	80	USD	212.43	USD	33:17.2	4997532619	STAY	994224	ACH	499 Alabama Street	Studio #322
131	0	80	USD	281.3	USD	29:07.0	4993698334	STAY	994224	ACH	499 Alabama Street	Studio #322
132	0	80	USD	746.9	USD	37:52.5	4945545674	STAY	994224	ACH	499 Alabama Street	Studio #322

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
133	0	80	USD	211.46	USD	02:11.4	4988729079	STAY	994224	ACH	499 Alabama Street	Studio #322
134	0	80	USD	485	USD	56:07.2	4973328988	STAY	994224	ACH	499 Alabama Street	Studio #322
135	0	80	USD	1299.8	USD	43:53.6	4978568148	STAY	994224	ACH	499 Alabama Street	Studio #322
136	0	80	USD	281.3	USD	15:08.6	4960772002	STAY	994224	ACH	499 Alabama Street	Studio #322
137	0	80	USD	261.9	USD	43:05.8	5005521156	STAY	994224	ACH	499 Alabama Street	Studio #322
138	0	80	USD	446.2	USD	26:16.5	5000600445	STAY	994224	ACH	499 Alabama Street	Studio #322
139	0	80	USD	261.9	USD	42:34.7	5004039240	STAY	994224	ACH	499 Alabama Street	Studio #322
140	0	80	USD	926.35	USD	24:18.9	4849769717	STAY	994224	ACH	499 Alabama Street	Studio #322
141	0	80	USD	173.63	USD	33:08.7	5011318560	STAY	994224	ACH	499 Alabama Street	Studio #322
142	0	80	USD	601.4	USD	44:40.0	5009163165	STAY	994224	ACH	499 Alabama Street	Studio #322
143	0	80	USD	485	USD	24:49.0	4988932468	STAY	994224	ACH	499 Alabama Street	Studio #322
144	0	80	USD	1057.3	USD	22:21.6	4988471106	STAY	994224	ACH	499 Alabama Street	Studio #322
145	0	80	USD	688.7	USD	13:04.2	4973376590	STAY	994224	ACH	499 Alabama Street	Studio #322
146	0	80	USD	446.2	USD	48:06.3	5009654032	STAY	994224	ACH	499 Alabama Street	Studio #322
147	0	80	USD	388	USD	15:40.5	5018707166	STAY	994224	ACH	499 Alabama Street	Studio #322
148	0	80	USD	253.17	USD	49:39.4	5006527065	STAY	994224	ACH	499 Alabama Street	Studio #322
149	0	80	USD	659.6	USD	13:27.7	4681809965	STAY	994224	ACH	499 Alabama Street	Studio #322
150	0	80	USD	422.92	USD	23:57.8	5020387113	STAY	994224	ACH	499 Alabama Street	Studio #322
151	0	80	USD	250.26	USD	42:57.1	5020269086	STAY	994224	ACH	499 Alabama Street	Studio #322
152	0	80	USD	892.4	USD	45:39.4	4978433992	STAY	994224	ACH	499 Alabama Street	Studio #322
153	0	80	USD	547.08	USD	19:22.8	5023780624	STAY	994224	ACH	499 Alabama Street	Studio #322
154	0	80	USD	485	USD	08:38.5	4999456484	STAY	994224	ACH	499 Alabama Street	Studio #322
155	0	80	USD	201.76	USD	38:21.8	5025361112	STAY	994224	ACH	499 Alabama Street	Studio #322
156	0	80	USD	281.3	USD	39:29.6	5022319033	STAY	994224	ACH	499 Alabama Street	Studio #322
157	0	80	USD	768.24	USD	04:00.7	4957598933	STAY	994224	ACH	499 Alabama Street	Studio #322
158	0	80	USD	1096.1	USD	56:43.0	4996811246	STAY	994224	ACH	499 Alabama Street	Studio #322
159	0	80	USD	277.42	USD	24:14.8	5022737844	STAY	994224	ACH	499 Alabama Street	Studio #322
160	0	80	USD	588.79	USD	21:05.5	5030119592	STAY	994224	ACH	499 Alabama Street	Studio #322
161	0	80	USD	1236.85	USD	07:30.9	4941958222	STAY	994224	ACH	499 Alabama Street	Studio #322
162	0	80	USD	1308.53	USD	11:02.6	4658181690	STAY	994224	ACH	499 Alabama Street	Studio #322
163	0	80	USD	485	USD	07:51.4	5041079861	STAY	994224	ACH	499 Alabama Street	Studio #322
164	0	80	USD	1520.67	USD	06:30.3	4945598006	STAY	994224	ACH	499 Alabama Street	Studio #322
165	0	80	USD	688.7	USD	23:10.3	5039579833	STAY	994224	ACH	499 Alabama Street	Studio #322
166	0	80	USD	688.7	USD	16:31.8	5022355322	STAY	994224	ACH	499 Alabama Street	Studio #322
167	0	80	USD	281.3	USD	42:44.9	5027780469	STAY	994224	ACH	499 Alabama Street	Studio #322
168	0	80	USD	173.63	USD	26:45.5	5057067094	STAY	994224	ACH	499 Alabama Street	Studio #322
169	0	80	USD	269.66	USD	28:29.6	5057709292	STAY	994224	ACH	499 Alabama Street	Studio #322
170	0	80	USD	921.5	USD	50:41.0	4714610409	STAY	994224	ACH	499 Alabama Street	Studio #322
171	0	80	USD	250.26	USD	11:17.8	5051333525	STAY	994224	ACH	499 Alabama Street	Studio #322
172	0	80	USD	591.7	USD	40:16.3	4955500834	STAY	994224	ACH	499 Alabama Street	Studio #322
173	0	80	USD	1096.1	USD	05:41.5	4985812480	STAY	994224	ACH	499 Alabama Street	Studio #322
174	0	80	USD	485	USD	11:37.5	5042605839	STAY	994224	ACH	499 Alabama Street	Studio #322
175	0	80	USD	760.48	USD	54:26.8	4939521196	STAY	994224	ACH	499 Alabama Street	Studio #322
176	0	80	USD	485	USD	41:36.1	5056627605	STAY	994224	ACH	499 Alabama Street	Studio #322

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
177	0	80	USD	485	USD	56:18.0	4964598955	STAY	994224	ACH	499 Alabama Street	Studio #322
178	0	80	USD	485	USD	23:14.5	5051555035	STAY	994224	ACH	499 Alabama Street	Studio #322
179	0	80	USD	688.7	USD	28:39.2	4971296435	STAY	994224	ACH	499 Alabama Street	Studio #322
180	0	80	USD	377.33	USD	16:45.8	5061280229	STAY	994224	ACH	499 Alabama Street	Studio #322
181	0	80	USD	1432.2	USD	30:06.6	5016030900	STAY	994224	ACH	499 Alabama Street	Studio #322
182	0	80	USD	485	USD	45:26.8	5004630786	STAY	994224	ACH	499 Alabama Street	Studio #322
183	0	80	USD	368.6	USD	57:35.1	5081288671	STAY	994224	ACH	499 Alabama Street	Studio #322
184	0	80	USD	939.93	USD	07:18.8	4955828174	STAY	994224	ACH	499 Alabama Street	Studio #322
185	0	80	USD	269.66	USD	01:53.8	5085088027	STAY	994224	ACH	499 Alabama Street	Studio #322
186	0	80	USD	485	USD	45:15.9	5003949918	STAY	994224	ACH	499 Alabama Street	Studio #322
187	0	80	USD	485	USD	00:53.6	5049040549	STAY	994224	ACH	499 Alabama Street	Studio #322
188	0	80	USD	485	USD	48:49.8	4984957391	STAY	994224	ACH	499 Alabama Street	Studio #322
189	0	80	USD	350.17	USD	19:22.1	5084102173	STAY	994224	ACH	499 Alabama Street	Studio #322
190	0	80	USD	892.4	USD	34:33.9	4989353829	STAY	994224	ACH	499 Alabama Street	Studio #322
191	0	80	USD	173.63	USD	03:45.2	5091910415	STAY	994224	ACH	499 Alabama Street	Studio #322
192	0	80	USD	173.63	USD	27:45.3	5091151130	STAY	994224	ACH	499 Alabama Street	Studio #322
193	0	80	USD	892.4	USD	06:03.3	5014079296	STAY	994224	ACH	499 Alabama Street	Studio #322
194	0	80	USD	220.19	USD	35:07.6	5085579223	STAY	994224	ACH	499 Alabama Street	Studio #322
195	0	80	USD	650.87	USD	21:41.3	5082253597	STAY	994224	ACH	499 Alabama Street	Studio #322
196	0	80	USD	485	USD	51:56.1	5045446598	STAY	994224	ACH	499 Alabama Street	Studio #322
197	0	80	USD	1096.1	USD	45:43.1	5009823975	STAY	994224	ACH	499 Alabama Street	Studio #322
198	0	80	USD	1096.1	USD	43:44.0	4989195642	STAY	994224	ACH	499 Alabama Street	Studio #322
199	0	80	USD	173.63	USD	37:04.4	5099361382	STAY	994224	ACH	499 Alabama Street	Studio #322
200	0	80	USD	892.4	USD	35:48.8	5014595222	STAY	994224	ACH	499 Alabama Street	Studio #322
201	0	80	USD	173.63	USD	50:18.9	5096424388	STAY	994224	ACH	499 Alabama Street	Studio #322
202	0	80	USD	198.85	USD	48:32.0	5089849625	STAY	994224	ACH	499 Alabama Street	Studio #322
203	0	80	USD	173.63	USD	34:29.6	5107336735	STAY	994224	ACH	499 Alabama Street	Studio #322
204	0	80	USD	305.55	USD	39:37.1	5003577457	STAY	994224	ACH	499 Alabama Street	Studio #322
205	0	80	USD	173.63	USD	47:34.2	5107295051	STAY	994224	ACH	499 Alabama Street	Studio #322
206	0	80	USD	173.63	USD	20:59.6	5102047754	STAY	994224	ACH	499 Alabama Street	Studio #322
207	0	80	USD	281.3	USD	10:57.3	5040739552	STAY	994224	ACH	499 Alabama Street	Studio #322
208	0	80	USD	355.99	USD	40:54.5	5096100712	STAY	994224	ACH	499 Alabama Street	Studio #322
209	0	80	USD	485	USD	48:09.9	4986464269	STAY	994224	ACH	499 Alabama Street	Studio #322
210	0	80	USD	173.63	USD	04:29.9	5098045474	STAY	994224	ACH	499 Alabama Street	Studio #322
211	0	80	USD	485	USD	25:27.2	5014060666	STAY	994224	ACH	499 Alabama Street	Studio #322
212	0	80	USD	173.63	USD	02:21.5	5111213747	STAY	994224	ACH	499 Alabama Street	Studio #322
213	0	80	USD	688.7	USD	50:35.8	5079558825	STAY	994224	ACH	499 Alabama Street	Studio #322
214	0	80	USD	391.88	USD	24:06.9	5101438297	STAY	994224	ACH	499 Alabama Street	Studio #322
215	0	80	USD	1299.8	USD	22:14.8	5071806340	STAY	994224	ACH	499 Alabama Street	Studio #322
216	0	80	USD	688.7	USD	30:40.9	5022734031	STAY	994224	ACH	499 Alabama Street	Studio #322
217	0	80	USD	201.76	USD	30:59.5	5103413185	STAY	994224	ACH	499 Alabama Street	Studio #322
218	0	80	USD	688.7	USD	31:05.9	5073838972	STAY	994224	ACH	499 Alabama Street	Studio #322
219	0	80	USD	485	USD	09:38.7	5024341703	STAY	994224	ACH	499 Alabama Street	Studio #322
220	0	80	USD	281.3	USD	59:09.2	5104914867	STAY	994224	ACH	499 Alabama Street	Studio #322

LERT-23-33625_Host Reservations + Payouts

	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
221	0	80	USD	310.4	USD	43:32.7	5120758667	STAY	994224	ACH	499 Alabama Street	Studio #322
222	0	80	USD	194	USD	57:52.3	5119481410	STAY	994224	ACH	499 Alabama Street	Studio #322
223	0	80	USD	194	USD	38:19.9	5119363900	STAY	994224	ACH	499 Alabama Street	Studio #322
224	0	80	USD	281.3	USD	14:50.7	5064752510	STAY	994224	ACH	499 Alabama Street	Studio #322
225	0	80	USD	485	USD	50:05.1	5117236833	STAY	994224	ACH	499 Alabama Street	Studio #322
226	0	80	USD	688.7	USD	39:11.8	5122914111	STAY	994224	ACH	499 Alabama Street	Studio #322
227	0	80	USD	173.63	USD	29:16.3	5119884100	STAY	994224	ACH	499 Alabama Street	Studio #322
228	0	80	USD	281.3	USD	29:08.0	5103165012	STAY	994224	ACH	499 Alabama Street	Studio #322
229	0	80	USD	465.6	USD	55:57.6	5098720216	STAY	994224	ACH	499 Alabama Street	Studio #322
230	0	80	USD	688.7	USD	53:33.8	5094003272	STAY	994224	ACH	499 Alabama Street	Studio #322
231	0	80	USD	892.4	USD	13:10.9	5049970479	STAY	994224	ACH	499 Alabama Street	Studio #322
232	0	80	USD	688.7	USD	02:32.7	5108606741	STAY	994224	ACH	499 Alabama Street	Studio #322
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1	payout_city	payout_state	payout_zip	payout_country	paypal_email	ach_account_type	ach_account_name	envoy_payee	envoy_country	envoy_bank_name	envoy_bank_code
2	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
3	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
4	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
5	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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9	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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13	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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45	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
46	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
47	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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87	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
88	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		

LERT-23-33625_Host Reservations + Payouts

	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
89	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
90	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
91	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
92	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
93	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
94	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
95	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
96	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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132	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		

	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
133	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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177	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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LERT-23-33625_Host Reservations + Payouts

	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM
221	San Francisco	CA	94110	US		Checking	Brian John Goggin		US		
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LERT-23-33625_Listings

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	listing_id	host_id	created_at	has_availability	name	street	apt	city	state	zipcode	country	description	price_native	native_currency	room_type
2	1944564	812141	47:47.0	1		499 Alabama	Studio 123	San Francisco	CA	94110	US	This CLEAN ci	169	USD	Entire home/

LERT-23-33625_Listings

	P	Q	R	S	T	U	V	W	X
1	bedrooms	beds	bed_type	bathrooms	guests_includ	person_capac	house_rules	min_nights	max_nights
2	1	1	Real Bed	1.5	1	2	Please respect	1	30